



Agenda

Ōreti Community Board

Monday, 20 April 2026, 5.30pm
Dipton Memorial Hall, 2022 Lumsden Dipton Highway, Dipton



Chairperson
Deputy chairperson
Members

Margie Ruddenklau
Blair Irwin
Sue Allison
Alexis Halder
Ross Thomson
Steve Turton
Jamie Winsloe
Councillor Brian Somerville

What is important to us?

Our strategic framework is a big picture of what Council is planning to achieve for our communities in the next three years.

Council vision

Together, with our people, for our future. It's our Southland!

Council mission

Working together for a better Southland.

Our focus is

Strategic priorities



Connected and resilient communities - we collaboratively engage with our partners and communities, along with investing in agile and sustainable practices, to support a vibrant and thriving Southland.



Ease of doing business - we transform the customer experience through partnership, technology and continuous improvement.



Providing equity - we enable all residents to be able to access the same services and tools as part of a fair society.



Robust infrastructure - we deliver innovative and sustainable community focused infrastructure and facilities for the future



Thinking strategically and innovatively - we look for solutions outside of the norm and are not afraid to do something that we have not done before, and we think long-term about the solutions we are providing, while having the flexibility and agility to change direction as necessary.

Our goals for the LTP 2024-2034 are

Outcomes



Social - communities that are connected and have an affordable and attractive lifestyle.



Environmental - communities committed to the protection of our land and water.



Cultural - communities with a sense of belonging for all.



Economic - communities with the infrastructure to grow.



Community board terms of reference

TYPE OF COMMITTEE	Community board (board)
RESPONSIBLE TO	Boards are responsible to Council Each board will also have relationships with Council committees (these committees are outlined in the delegations manual).
SUBCOMMITTEES	Some subcommittees will report to community boards – these are outlined in section 8.5 of the delegations manual.
MEMBERSHIP	Ōreti and Waihōpai Toetoe boards have seven members elected by the local authority triennial elections plus a member appointed by Council. All other boards have six members plus a member appointed by Council. The chairperson is elected by the board. Councillors who are not appointed to boards can only remain for the public section of the board meeting. They cannot stay for the public excluded section unless the board agrees.
FREQUENCY OF MEETINGS	Every second month, but up to 12 ordinary meetings a year with the approval of the chief executive.
QUORUM	Not less than four members
THE ROLE OF COMMUNITY BOARDS	Governance Elected members are responsible for providing leadership, setting direction and for overseeing performance (at a high level). The chief executive and staff are responsible for management activities including the allocation of resources, overseeing the day to day operations of the community board, providing policy advice and implementing governance decisions. Roles outlined in the Local Government Act 2002 <ul style="list-style-type: none"> • appoint a chairperson and deputy chairperson • represent, and act as an advocate for, the interests of its community • consider and report on all matters referred to it by the territorial authority, or any matter of interest or concern to the board • maintain an overview of services provided by the territorial authority within the community • prepare an annual submission to the territorial authority for expenditure within the community • communicate with community organisations and special interest groups within the community • undertake any other responsibilities that are delegated to it by the territorial authority.

Additional roles of boards

Community wellbeing

- a) promote the social, economic, environmental and cultural well-being of local communities
- b) monitor the overall well-being of local communities.

Community leadership

- a) to provide leadership to local communities on the strategic issues and opportunities that they face
- b) identify key issues and opportunities that will affect the future of the board's community and work with Council staff and other local representatives to facilitate multi-agency collaborative opportunities
- c) promote a shared vision for the board's community and develop and promote ways to work with others to achieve positive outcomes
- d) provide a local community perspective on Council's long term plan key performance indicators and levels of service as detailed in the long term plan, and on local expenditure, rating impacts and priorities
- e) develop and manage community board plans including keeping these up to date and relevant to community needs and aspirations.

Engagement and relationships

- a) to develop relationships and communicate with key community organisations, special interest groups, residents and businesses within the community.

Advocacy

- a) as part of the long term plan or annual plan process, prepare a submission to Council on the proposed levels of service, income and expenditure within the community of interest
- b) as part of the long term plan or annual plan process, outline the relative priorities for the delivery of District services and levels of service within the board area (Council sets the levels of service for District Activities if a board seeks a higher level of service, they need to recommend that to Council, and the higher level of service will need to be funded in an appropriate way (locally).
- c) Providing comment (through the chairperson) to assist the chief executive on making a decision on any objections received on temporary road closures or temporary prohibition of traffic.

Local activities

For local activities

- a) recommend to Council levels of service and budgets for local activities, having regard to Council budgets in the long term plan or annual plan process
- b) recommend to Council rates, user charges and fees to fund local activities
- c) recommend to Council or a relevant committee the approval of project definitions or business cases and procurement plans for capital expenditure over \$300,000
- d) recommend to Council or a relevant committee unbudgeted capital expenditure
- e) monitor the services Council delivers its communities and assess the extent these services meet community needs or the expected level of service
- f) support the development of local management plans (for subsequent recommendation to Council) where required by statute or in support of the district plan, or other plans for reserves, harbours, or other community facilities, except where these powers:
 - a) have been delegated to Council staff
 - b) would have significance beyond the board's area or otherwise involves a matter of national importance (Section 6 Resource Management Act 1991)
 - c) involve the alienation of any part of a proposed or existing esplanade reserve by way of width reduction, easement, lease or otherwise.
- g) for the Fiordland Community Board in relation to Te Anau Airport and for the Stewart Island/Rakiura Community board in relation to Stewart Island Electricity Supply Authority (SIESA) these board's role is to:
 - recommend levels of service and annual budget to Council or relevant committee
 - monitor the performance and delivery of the service.

Environmental management and spatial planning

- a) provide comment on resource consent applications referred to the community board for comment
- b) to make recommendations to Council about bylaws and about enforcing bylaws within the community, having regard to the need to maintain consistency across the District
- c) provide advice to Council and its committees on any matter of interest or concern to the community board in relation to the sale of alcohol, where statutory ability exists to seek such feedback
- d) provide input into regulatory activities not otherwise specified above, where process allows

	<ul style="list-style-type: none"> e) recommend to Council initiating an appeal to the environment court on decisions relating to resource consent applications that the board has made submissions on f) provide support to the development of community plans for a civil defence emergency and the recovery afterwards.
DELEGATIONS	<p>In exercising the delegations the boards will operate within:</p> <ul style="list-style-type: none"> a) policies, plans, standards or guidelines that have been established and approved by Council b) the needs of the local communities c) the approved budgets for the activity. <p>Boards shall have the following delegated powers and be accountable to Council for the exercising of these powers (Local Government Act 2002 section 53).</p> <p>Community wellbeing</p> <ul style="list-style-type: none"> a) develop local strategies to improve areas of wellbeing (where a need has been identified) b) to develop local community outcomes that reflect the desired goals for their community or place. <p>Community board plans</p> <ul style="list-style-type: none"> a) Regularly review and update the community board plan to keep the plan relevant. <p>Decisions on locally funded assets and services</p> <ul style="list-style-type: none"> a) accept donations of a local asset (e.g. a gas barbeque, park bench, etc) with a value of less than \$30,000 b) approve project definitions or business cases for approved budgeted capital expenditure up to \$300,000. <p>Unbudgeted expenditure</p> <ul style="list-style-type: none"> a) approve unbudgeted operating expenditure for local activities of up to \$20,000 b) approve up to a \$20,000 increase in the projected cost of a budgeted capital works project/item that is included in the annual plan or long term plan c) authority to delegate to the chief executive, when approving a project definition or business case, over-expenditure of up to \$10,000 for capital expenditure against the budget detailed in the annual plan or long term plan. <p>Leases and licenses</p> <p>In relation to all leases and licences of land and buildings for local activities within their own area, and subject to any relevant legislation and/or policy requirement, on behalf of Council;</p> <ul style="list-style-type: none"> a) accept the highest tenders for rentals more than \$10,000 b) approve the preferential allocation of leases and licenses where the rental is \$10,000 or more per annum.

	<p>Community spaces and roads</p> <ul style="list-style-type: none"> a) authority to decide upon requests from the community, regarding names of open local spaces and the placement of structures and commemorative plaques. b) authority to decide on the name of public roads, private roads and rights of way <p>Community assistance</p> <ul style="list-style-type: none"> a) establish a system for prioritising allocations, based on criteria provided by Council b) grant funds from the Community Partnership Fund c) allocate bequests or grants generated locally, consistent with the terms of the bequest or grant fund. <p>Northern Southland development fund</p> <ul style="list-style-type: none"> a) the Northern board can make decisions regarding funding applications to the Northern Southland development fund.
LIMITS TO DELEGATIONS	<p>Boards have no financial or decision-making delegations other than those specifically delegated by Council.</p> <p>Boards shall only expend funding on purposes for which that funding was originally raised and in accordance with the budgets approved by Council through its long term plan or annual plan.</p> <p>In accordance with the provisions of section 39(2) of Schedule 7 of the Local Government Act 2022 the board may not incur expenditure in excess of the approved budget.</p> <p>Matters that are not delegated</p> <p>Council has not delegated to boards the power to:</p> <ul style="list-style-type: none"> a) make a rate or bylaw b) acquire, hold or dispose of property c) direct, appoint, suspend or remove staff d) engage or enter into contracts and agreements and financial commitments e) institute an action for recovery of any amount f) issue and police building consents, notices, authorisations and requirements under acts, statutes, regulations, bylaws and the like; g) institute legal proceedings other than the delegation to recommend to Council the initiating of an appeal to the environment court on decisions in respect to resource consent applications on which the board has made submissions.
CONTACT WITH MEDIA	<p>The board chairperson is the authorised spokesperson for the board in all matters where the board has authority or a particular interest.</p> <p>Board members, including the chairperson, do not have delegated authority to speak to the media or outside agencies</p>

	<p>on behalf of Council on matters outside of the board's delegations.</p> <p>The executive leadership team member will manage the formal communications between the board and its constituents and for the board in the exercise of its business. Correspondence with central government, other local government agencies or official agencies will only take place through Council staff and will be undertaken under the name of Council.</p>
REPORTING	<p>Boards are unincorporated statutory bodies which are elected to represent the communities they serve.</p> <p>Copies of board meeting minutes are retained by Council.</p>
DEFINITIONS	<p>District activities include:</p> <ul style="list-style-type: none"> a) community leadership at a district level (including district community grants) b) wastewater c) waste services d) water supply e) stormwater f) district funded open spaces (parks and reserves) g) roading h) district community services (library services, cemeteries, community housing and heritage/culture) i) district community facilities (public toilets, library buildings, offices and amenity buildings) j) environmental services (building services, resource management, environmental health, animal services, emergency management) k) corporate support services <p>Local activities include:</p> <ul style="list-style-type: none"> a) community leadership at a local board level (including local community grants) b) local community facilities (halls, community centres and other amenity buildings) within Council's activity management plans for community facilities c) water facilities (boat ramps, wharves, jetties and harbour facilities) d) locally funded open spaces (parks and reserves, playgrounds and streetscapes) e) parking limits, footpaths and streetlights f) Te Anau/Manapouri Airport (for the Fiordland Community Board) g) Stewart Island Electricity Supply Authority (SIESA) (for the Stewart Island/Rakiura Community Board)

Levels of service is a term in asset management referring to the quality of a given service. Defining and measuring levels of service is a key activity in developing infrastructure asset management plans. Levels of service may be tied to physical performance of assets or be defined by customer expectation and satisfaction.

Preferential allocation is when there is a preference that a lease or license is given to a particular person or group, rather than having an open process. For example, a neighbouring land owner or a community group that use a building may be asked if they want to lease the land/building, rather than giving the wider public the opportunity to tender or apply.

Approved budget for the financial year comprises the base budget approved by Council through the Long Term Plan or Annual Plan, along with any adjustments formally approved during the year for unbudgeted expenditure, forecasting changes and carry forwards by those with delegated authority.

1 Opening

The chair will open the meeting.

2 Apologies

At the close of the agenda no apologies had been received.

3 Leave of absence

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

4 Conflict of interest

Community Board members are reminded of the need to be vigilant to stand aside from decision-making when a conflict arises between their role as a board member and any private or other external interest they might have.

5 Additional agenda items

Any additions to the agenda must be approved by resolution with an explanation as to why they cannot be delayed until a future meeting.

6 Confirmation of minutes

[Minutes](#) of the Ōreti Community Board Meeting held on 16 February 2026.

Confidential Minutes of the Ōreti Community Board Meeting held on 16 February 2026.

7 Public participation

Requests to speak should be made by midday of the day before the meeting. Further information is available on www.southlanddc.govt.nz or phoning 0800 732 732 .

8 Reports

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9 Public excluded reports

Exclusion of the public

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9.1 Community facilities contracts

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10 Closure

The chair will close the meeting.

Summary of reports

	Report name	Purpose	Report type	Page
8.1	Lease Winton Central Bowling Club.	The purpose of this report is to consider the option of Council, through the Oreti Community Board, becoming the owner of the Winton Central Bowling Club (Club) clubrooms, through the non-renewal of the lease of the property by the Club.	Decision	21
8.2	Winton Croquet Club renewal and rent review	The purpose of this report is for the Ōreti Community Board to consider and provide feedback on the renewal and rent review of the agreement for lease (lease) held by the Winton Croquet Club Incorporated (Croquet Club) over a portion of 44 Springford Street, Winton.	Information	27
8.3	Unbudgeted expenditure and redistribution of Better off Funding for the Winton RSA hall	The purpose of this report is to seek approval for unbudgeted expenditure for the Winton RSA hall project and redistribution of funding for the Ōreti hall's.	Recommendation	33
8.4	Unbudgeted expenditure request - door replacement Winton Maternity Centre	The purpose of this report is to seek approval for unbudgeted expenditure for replacement of the entrance door to Central Physiotherapy at the Winton Maternity building.	Decision	39
8.5	Financial review for period ended 28 February 2026	The purpose of this report is to review the Ōreti Community Board financial information for the period ended 28 February 2026 (contained within attachment A).	Information	43

8.6	Community board reporting	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.	Information	51
8.7	Councillor update	This report is to provide the community board with an overview of the matters that have been considered at Council and Finance and Assurance Committee meetings from 28 January 2026 to 25 March 2026.	Information	67
8.8	Chairperson's Report	The purpose of this report is for the chair to update the board on activities they have been involved with since the previous meeting. Board members are also able to provide an update on any recent events and issues of relevance and interest to the community board.	Information	77



Minutes

Ōreti Community Board

Monday, 16 February 2026, 5.32pm.
Winton Memorial Hall Supper Room, Meldrum Street, Winton

PRESENT

Chairperson	Margie Ruddenklau
Deputy chairperson	Blair Irwin
Members	Sue Allison
	Steve Turton
	Jamie Winsloe
	Councillor Brian Somerville

APOLOGIES

Alexis Halder
Ross Thomson

IN ATTENDANCE

Committee advisor	Fiona Dunlop
Community partnership leader	Karen Purdue

1 Opening

The Chairperson opened the meeting.

2 Apologies

Apologies were received from Alexis Halder and Ross Thomson.

Resolved

Moved Sue Allison/Jamie Winsloe

That the Ōreti Community Board receives the apologies.

Carried

3 Leave of absence

There were requests for leave of absence from Steve Turton for 5 March 2026 to 31 March 2026.

Resolved

Moved Jamie Winsloe/Sue Allison

That the Ōreti Community Board agrees to the leave of absence request from Steve Turton for 5 March 2026 to 31 March 2026.

Carried\Lost

4 Conflict of interest

There were no conflicts of interest declared.

5 Additional agenda items

There were no additional agenda items.

Board approval for Councillors Dobson and Menzies to speak at the meeting

Resolved

Moved Chair Margie Ruddenklau/Blair Irwin

That the Ōreti Community Board agrees to allow Councillors Dobson and Menzies to speak during the meeting and to stay for the public excluded part of the meeting.

Carried

6 Confirmation of minutes

Resolved

Moved Steve Turton/Blair Irwin

That the Ōreti Community Board confirms the minutes of the meeting held on 15 December 2025 as a true and correct record of that meeting.

Carried

7 Public participation

Daniel Butler addressed the meeting on many items. Following his time to speak, the Board sought clarification on some of the concerns that he raised. Mr Butler was not willing to engage.

Reports

8.2 Community board reporting

Record No: R/26/1/3552

Report presented by Community partnership leader, Karen Purdue.

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

Resolved

Moved Blair Irwin/Steve Turton

That the Ōreti Community Board:

- a) notes the information contained in the report.

Carried

8.1 Winton RSA memorandum of understanding

Record No: R/25/11/55864

Report presented by Property advisor, Sara-Jane Fitzgerald.

The purpose of the report was for the Ōreti Community Board to consider the draft memorandum of understanding and provide feedback to guide staff, prior to Council entering into the memorandum of understanding with the Winton RSA regarding the use and occupation of three rooms the hall located at 186 Great North Road, Winton.

The Board were supportive of the memorandum of understanding.

Resolved

Moved Cr Brian Somerville/Steve Turton

That the Ōreti Community Board:

- a) notes the information contained in the report.
- b) **provided** staff with their feedback **and were supportive of the** draft memorandum of understanding between Council and the Winton RSA

Carried

Staff recommendations were moved with changes as **indicated**.

8.3 Councillor update

Record No: R/26/1/3009

Report presented by Councillor Somerville.

The purpose of the report was to provide the community board an overview of the matters that have been considered at Council and Finance and Assurance Committee meetings from 13 November 2025 to 28 January 2026.

Resolved

Moved Cr Brian Somerville/Sue Allison

That the Ōreti Community Board:

- a) notes the information contained in the report.

Carried

8.4 Chairperson's Report

Record No: R/26/1/1232

Chair Ruddenklau presented her report which highlighted events that she had been involved with since the last Board meeting. The items covered in the report included the following:

- 16 December 2025 - Walked the walking track with Catriona Gower and Chris Klein (Environment Southland)
- Meeting with Central Bowling Club and members of the Ōreti Community Board
- 15–21 January – South Sea Spray, Te Anau
- 14 January – Meeting at Dipton Bridge with community members, staff, and elected members.
- Spoke with Radio New Zealand regarding Winton CCTV cameras
- Met with David Kean regarding Limehills Community Centre and Jubilee
- Met with Mark Thomson regarding McRae's Road closure and Kauana War Memorial
- Met with Mark Thomson (Co-Chair, Makarewa Headwaters Catchment Group) regarding Kōwhai Reach

- Met with Richard Kyte (Thriving Southland) regarding Kōwhai Reach.
- 5 February – Attended opening evening, Fiordland Arts Hub Waitangi Art Exhibition.

Also included with the chairs report was a letter in support of Southern REAP’s application to Lottery Grants for funding to redevelop the former Winton Senior Citizens building into a modern, compliant Community Hub.

Resolved

Moved Chair Margie Ruddenklau/Blair Irwin

That the Ōreti Community Board:

- notes the information contained in the report.
- endorses the letter of support from the chair for the Southern REAP application to Lottery Grants.

Carried

Public excluded

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

Resolved

Moved Cr Brian Somerville/Blair Irwin

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

9.1 Community service award nomination - September 2025 - confidential

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:

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
Community service award nomination - September 2025 - confidential	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person.	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.

Carried

The public were excluded at 6.14pm.

Ōreti Community Board

16 February 2026



The meeting closed at 6.17pm.

Confirmed on:

Signed:

Lease Winton Central Bowling Club.

Record no: R/26/3/102983
Author: Kevin McNaught, Manager property services
Approved by: Sam Marshall, Group manager customer and community wellbeing
Report type: Decision

Purpose

- 1 The purpose of this report is to consider the option of Council, through the Oreti Community Board, becoming the owner of the Winton Central Bowling Club (Club) clubrooms, through the non-renewal of the lease of the property by the Club.
- 2 The report is to also consider a reimbursement of water and service charges paid by the Club from 1 November 2022 as they worked through options for the site and building.

Staff recommendations

That the Ōreti Community Board:

- a) notes the information contained in the report.
- b) notes that the matter or decision in this report is assessed as some importance based on Council's Significance and Engagement Policy. On this basis no community consultation will be undertaken.
- 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.
- d) approves entering into a site exit agreement with the Winton Central Bowling Club including assets on the leased property becoming vested in Council pursuant to clause 26 of the lease for nil consideration.
- e) agrees to include in the site exit agreement a reimbursement to the Winton Central Bowling Club for water and service charges of \$6943.25 plus GST, paid by the Club since 1 November 2022, being the date the Club stopped operating.
- f) agrees to also fund \$2405.22 plus GST, being additional unpaid service charges, with all costs being funded from the Winton property sales reserve account.

Executive summary

- 3 The lease for the Winton Central Bowling Club in Winton expired in 2017. While there was an intention to enter into a new lease at that time, this was not formally concluded.
- 4 Since then, the Club has struggled with declining membership, has stopped playing at the site and is in the process of winding up its operations.
- 5 No suitable parties were identified to take over the ownership of the existing building, as well as a new lease of the land, complying with the requirements of the Reserves Act 1977.

- 6 Given the sites strategic location in Winton, the opportunity to include this site and building in future development plans for the adjoining Council land, and in accordance with the lease conditions, it is recommended that an exit agreement from the site be put in place, including Council becoming the owner of the existing clubhouse and agreed chattels, as well as a reimbursement to the Club of service charges it has paid between 1 November 2022 until 10 December 2025.

Context

- 7 The Winton Central Bowling Club is the consequence of sports clubs struggling in this current environment, to the extent that it has stopped operations, is winding up and exiting its existing site which is on Council land.
- 8 The land is a recreation reserve, which has limitations to its use, and in the current environment is challenging to find other users to meet this type of classification.
- 9 Because it is a public and strategic site in Winton and given the opportunity for Council to include the building and land in its future developments in that location, it is considered appropriate to negotiate an exit agreement from the site by the Bowling Club, including the transfer of assets to Council for nil consideration.

Discussion

- 10 The Club has been struggling for some time, and has taken steps to exit the site, for example by advertising the ability for someone to take over ownership of the buildings as well as the lease.
- 11 These considerations also included discussing merging with the RSA Bowling Club and centralising bowling in Winton to this site, however that was determined to be a non-viable option.
- 12 With the sites strategic and very public location in Winton, the lease surrender and the transfer of the building and other assets to Council, is considered to be an opportunity for the community, by adding the site and building in the future development plans for this whole area.
- 13 Given the time between the Club ending its operations until discussions late last year, they have accumulated \$7984.74 in paid service charges. The discussion has been had on the possibility that this amount be reimbursed by the board to the Club, as a matter of goodwill for the significant building asset being vested in Council.
- 14 The Club has agreed with this proposal as attached.

Options

- 15 The following reasonably practicable options have been identified and assessed in this report:
- Option 1 – Continue to let the Club try and find an appropriate and approved purchaser for the building.
- Option 2 – Let the Club just walk away from the site.
- Option 3 – Enter into and exit agreement with the Club.

Recommended option:

- 16 Option 3 - Enter into an exit agreement with the Club.

Option 1 – Continue to let the Club try and find an appropriate and approved purchaser for the building.

Advantages	Disadvantages
<ul style="list-style-type: none"> there may be some community use that fits with the reserves classification which would result in a new lessee for the site. 	<ul style="list-style-type: none"> advertising to date has not been successful in identifying a recreational use for the site this option could take some time which the Club does not have as it wishes to wind up.

Option 2 – Let the Club walk away from the site

Advantages	Disadvantages
<ul style="list-style-type: none"> Council gets the building as per the lease agreement without compensation. 	<ul style="list-style-type: none"> not seen in the light of Council trying to support its community and organisations Club gives away its most significant asset (the clubrooms) may create other issues for the Club in dealing with its other assets.

Option 3 – Enter into an exit agreement with the Club.

Advantages	Disadvantages
<ul style="list-style-type: none"> this allows both parties to come to an agreement on many issues like honours boards, chattels and reimbursement of paid service charges the records would show a mutual agreement on all issues allows the building and site to be included in the wider plan for the development of the adjoining Council land to the east. 	<ul style="list-style-type: none"> none identified at this point.

Legal considerations

- 17 The lease is the key consideration here. The Club has tried to find a suitable and approved organisation and use for the site with limited success.
- 18 While the lease is in a holding over status pending resolution of the issues, including future use, an exit agreement with the Club including clause to end the lease and transfer of assets and other chattels to Council is considered to be the most appropriate course of action for the Club, Council and the community.

Strategic alignment

Strategic direction

- 19 In regards to the Long Term Plan, the recommended action fits with connected and resilient communities (working collaboratively), ease of doing business (partnership), robust infrastructure (community focused facilities) and thinking strategically (looking for solutions).
- 20 In regards to the Community Board Plan, it is considered to align to outcome one (creating opportunities for growth and development), outcome two (access to quality facilities amenities and services), outcome three (infrastructure meets future needs).

Policy and plan consistency

- 21 There is no policy or plan inconsistencies given that if the Club walked away from the site, Council would be the owner of the building anyway, the recommended option is a negotiated and agreed exit from the site.

Financial considerations

- 22 Naturally, if an exit agreement was entered into, Council would become the owner of the building and be responsible for the maintenance of the site i.e. electricity, service charges, building maintenance, mowing and weed control. These would be a cost for the board as this is local reserve. The costs however could be partially offset if the building was hired out for community activities.
- 23 The site is currently charged for one water and three sewerage charges annually. Given the time delays since the Club stopped operating until 10 December 2025, the Club had paid \$6943.25 plus GST in service charges.
- 24 Discussions have been held with the Club about reimbursing them for these costs as a matter of good will for a negotiated exit and the vesting of the ownership of the significant asset, being the clubrooms. If the board agrees to pay these and the other outstanding service charges (invoiced but not paid) totalling \$2405.22 plus GST this could be funded from the Boards Property reserve account which has a significant balance and well able to cover these costs.

Significance assessment

- 25 This proposal has been assessed and considered to be of some importance/administrative. While the proposal is not likely to be consulted on other than with the board, the future use of the site in conjunction with the other Council land to the east will be subject to community consultation.

Level	Likelihood of engagement
Some importance or administrative	Council is not likely to carry out any engagement.
Moderate importance	Council may choose whether it carries out engagement, which may be targeted to directly affected individuals or groups.
Significant	Council will engage with directly affected individuals and groups and wider community engagement is likely, unless there are reasons under policy not to.
Critical	Council will engage with directly affected individuals and groups and wider community engagement is highly likely, unless there are reasons under policy not to.

Community views

- 26 The boards position will be taken to represent the community.

Climate change considerations

- 27 There are no climate change issues identified with this proposal.

Risk and mitigations

- 28 While there are some financial risks identified with ongoing funding required for the site and building, the biggest potential risk is reputational, if no proactive actions are taken to secure the site and building back into Councils control, allowing the site and building to be included in future development planning.
- 29 With the sites strategic location, the visual amenity of the area is important to the community and opportunities like the exit agreement need to be fully considered.

Next steps

- 30 Enter into formal discussions with the Club with the intent of an agreed exit agreement.

Attachments


- A Winton Central Bowling Club Inc - agreement to enter into site exit agreement. [↓](#)

WINTON CENTRAL BOWLING CLUB INC.

The Committee Members of the Club are unanimous in accepting the following proposals from Southland District Council re the transfer of Club Property.

- a. The Club agrees to enter into an agreement to exit the property by way of formal surrender of any lease rights, but also agreeing and acknowledging that all Club assets on the property including the clubhouse and agreed chattels would transfer to Council without payment of compensation.
- b. That the agreement to exit property may include but subject to negotiation the provision of remaining in the building some Bowling Club honours boards and trophies.
- c. The reimbursement of water and service charges paid by the Club from
- d. 1 November 2022 until 10 December 2025. As advised in that period the amount invoiced was \$9738.74 and paid was \$7984.74 (both inclusive of GST).

Signed



Brian George Croot.

President.



19 DEC 2025

Winton Croquet Club renewal and rent review

Record no: R/26/3/104284

Author: Sara-Jane Fitzgerald, Property advisor

Approved by: Sam Marshall, Group manager customer and community wellbeing

Report type: Information

Purpose

- 1 The purpose of this report is for the Ōreti Community Board to consider and provide feedback on the renewal and rent review of the agreement for lease (lease) held by the Winton Croquet Club Incorporated (Croquet Club) over a portion of 44 Springford Street, Winton.

Staff recommendations

That the Ōreti Community Board:

- a) notes the information contained in the report.
- b) provides staff with their feedback on the renewal and rent review of the agreement for lease between Council and the Winton Croquet Club Incorporated over a portion of 44 Springford Street, Winton.

Executive summary

- 2 The Croquet Club entered into a lease with Council over a portion of 44 Springford Street, Winton in 2016 for a term of ten years with a right of renewal for a further term of 9 years 363 days.
- 3 The Croquet Club wrote to Council in March 2026 advising they wish to renew their lease as provided for under the terms and conditions of the lease.
- 4 The terms and conditions of the lease also permit for the annual rental to be reviewed every five years from the commencement date. With the next rent review falling on the lease renewal date.
- 5 A draft deed of renewal and variation has been drawn up, as shown in attachment A. This deed also formalises the recent change in the incorporated status of the Croquet Club.

Feedback

- 6 Feedback is being sought from the Ōreti Community Board on the renewal and rent review of the lease held by the Croquet Club.

Context

- 7 The Croquet Club is located at 44 Springford Street, Winton which is legally known as Section 16 Block XXII and Section 18 Block XXII Town of Winton and was by New Zealand Gazette 1985 page 2164 classified a Recreation Reserve.
- 8 The Croquet Club has occupied a portion of 44 Springford Street, Winton for many years with a formalised lease agreement originally entered into with Council in 1997.
- 9 Clause 24 of the current lease held by the Croquet Club allows the club to a renewed lease of 9 years 363 days if all rent is paid during the original term, all covenants and conditions are

observed, and the lessee provides the lessor with notice of their intention to renew the lease prior the expiry date.

- 10 The Croquet Club currently pay an annual rental of \$130.00 plus GST. This rental has remained at the same rate since the original lease was entered into in 1997.
- 11 Other sporting clubs within the Winton township who hold leases with Council are currently paying annual rentals of \$200.00 plus GST. Council staff propose to increase the rental of the Croquet Club to \$200.00 plus GST to bring their rental in line with other clubs leasing Council land in Winton.
- 12 Council staff propose that a deed of renewal and variation is entered into to formalise the Croquet Club's right of renewal through to 2036 and to record the reviewed annual rental of \$200.00 plus GST.

Next steps

- 13 Following receiving feedback from the board, the draft deed of renewal and variation will be sent to the Croquet Club for review and comment. Once the Croquet Club are in agreement with the deed of renewal and variation this will be finalised and made ready for signing by them and then formalised by Council's delegated signatory.

Attachments

- A DRAFT Deed of Renewal and Variation 2026 - Winton Croquet Club - 44 Springford Street, Winton [↓](#)



Deed of renewal and variation of lease

Date:

Parties

Southland District Council (“the Council”)

Winton Croquet Club Incorporated (“the lessee”)

Background

- a) by agreement for lease dated 2016 (“lease”), the Council leased to the lessee the land at 44 Springford Street, Winton as more particularly described in the lease (“land”) for the term at the rental and on and subject to the terms set out in the lease.
- b) the parties have agreed to vary the terms of the lease in the manner set out in this deed.
- c) the lessee has exercised its only right of renewal in respect of the renewal date of 1 June 2026.
- d) the Council has exercised its right to review the rent under the lease in respect of the rent review date of 1 June 2026.
- e) the parties have agreed upon the rent payable from the commencement of the new term of lease.

This deed records

Variations to lease

1. the name of the lessee is varied as follows:
 - (a) original lease Winton Croquet Club varied to now be known as Winton Croquet Incorporated
2. the variations detailed in clause 1 of this deed shall take effect from the date of execution of this deed.

Renewal of lease

3. in accordance with the only right of renewal under the lease, the lessee exercises its right to renew the term of the lease for the 9 year 363 day term commencing on 1 June 2026.
4. this deed is the grant of a new lease pursuant to a right of renewal contained in the lease but does not extend the term of the lease beyond the final expiry date of the lease, being the date on which the lease expires after all rights of renewal have been exercised as provided in the lease.
5. for clarity, there are no remaining rights of renewal under the lease to the end and intent that the final expiry date of the lease shall be 29 May 2036.

Rent review

6. the parties agree that the annual rent payable by the lessee to the Council under the lease from 1 May 2026 is **\$[insert new rent figure]** plus GST per annum. The lessee shall pay the new annual rent in

Deed of renewal and variation

Southland District Council
Te Rohe Pōtae o Murihiku

PO Box 903
15 Forth Street
Invercargill 9840

☎ 0800 732 732
@ sdc@southlanddc.govt.nz
🏠 southlanddc.govt.nz



advance by equal annual payments of **\$[insert figure]** plus GST in accordance with the rent payment provisions in the lease.

- 7. the first payment of annual rent at the new rate shall be due and payable on 1 May 2026.
- 8. during the renewed term:
 - (a) the annual rent may be reviewed by the Council on the rent review dates, and in accordance with the procedure, set out in the lease; and
 - (b) in addition to the annual rent, the lessee will pay all other amounts as provided in the lease.

General

- 9. the lessee acknowledges and agrees that it:
 - (a) continues to hold the land on the terms expressed or implied in the lease subject to the provisions of this deed; and
 - (b) will observe the provisions of the lease, as varied by this deed.

Signed by the parties as a deed:

Signed for and on behalf of **Southland District Council** as lessor by Kevin McNaught, Manager property services under delegated authority in the presence of:

Kevin McNaught, Manager property services

Signature of witness

Name of witness

Occupation

Address



Signed for and on behalf of **Winton Croquet Club Incorporated** as lessee in the presence of:

Director/Authorised Signatory

Director/Authorised Signatory

Signature of witness

Name of witness

Occupation

Address

DRAFT

Unbudgeted expenditure and redistribution of Better off Funding for the Winton RSA hall

Record no: R/26/4/110976

Author: Karen Purdue, Community partnership leader

Approved by: Sam Marshall, Group manager customer and community wellbeing

Report type: Recommendation

Purpose

- 1 The purpose of this report is to seek approval for unbudgeted expenditure for the Winton RSA hall project and redistribution of funding for the Ōreti hall's.

Staff recommendations

That the Ōreti Community Board:

- a) notes the information contained in the report
- b) notes that the matter or decision in this report is assessed as being of some importance but not significant based on Council's Significance and Engagement Policy and therefore is not considered significant. The assessed level of significance indicates that the community is kept informed of the decisions made in this report, rather than engaged prior to this decision being made
- 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.
- d) recommends to Council the approval of unbudgeted expenditure of \$51,797.00 for the Winton RSA hall budget. Increasing the total budget to \$91,797.00.
- e) recommends to Council the approval of the redistribution of Better off Funding to the Winton RSA hall project of \$76,667.00 from the Winton Memorial hall project.
- f) recommends to Council the redistribution of Better off Funding to the Winton RSA hall project of \$15,130.00 from the Ryal Bush hall project.
- g) Recommends to Council that the Winton Memorial hall project of up to \$30,000 be funded by the Winton Community Centre reserve.
- h) Recommends to Council that any remaining Better off Funding be used to fund the shortfall in 2024/2025 for the Dipton hall reroof project. In the following priority order; repayment of loan drawdown, repayment of the interest on the Dipton general reserve and repayment of the Dipton hall reserve.

Executive summary

- 2 In the 2024/2034 Long Term Plan (LTP) there was a project in the 2024/2025 year for the Winton RSA hall interior refurbishment for \$40,000.00 to be funded by the Winton Community Centre reserve. This project was carried forward into the 2025/2026 financial year.

- 3 The Ōreti Community Board increased the scope of the interior refurbishment of the Winton RSA hall and the current budget of \$40,000.00 is insufficient for the scope of work requested.
- 4 Unbudgeted expenditure of \$51,797.00 is required to complete the Winton RSA hall project, which includes a contingency of \$8,886.00.
- 5 Staff have noted that the \$76,667.00 budget allocated to the Winton Memorial hall project, to be funded by Better off Funding, no longer qualifies for Better off Funding because the project was listed in the 2021/2031 LTP to be completed in the 2024/2025 financial year and it was not brought forward as planned, which would have made it eligible for funding.
- 6 Staff are suggesting that the following available Better off Funding amounts be redistributed to the Winton RSA hall project
- \$76,667.00 from the Winton Memorial hall project
 - \$15,130.00 remaining from the Ryal Bush hall project (which came in under budget).
- 7 The Winton Memorial hall project to date has incurred costs of \$20,001.00 with further costs to come of up to \$10,000. Staff are suggesting that this project be funded from the Winton Community Centre Reserve, as the budgeted \$40,000 for the Winton RSA hall will no longer be required, if it is instead funded by Better off Funding.
- 8 Staff are suggesting that if the Winton RSA hall project comes in under budget, any remaining Better off Funding be applied to the Dipton hall reroof project Better off Funding grant shortfall from 2024/2025 as outlined in paragraph 17.
- 9 It is proposed that any additional grant funding be applied in the priority order outlined in paragraph 18.

Context

- 10 In the 2024/2034 Long Term Plan there was a project in the 2024/2025 year for the Winton RSA hall interior refurbishment for \$40,000.00 to be funded by the Winton Community Centre reserve. This project was carried forward into the 2025/2026 financial year.
- 11 The Ōreti Community Board increased the scope of the interior refurbishment of the Winton RSA hall and the current budget of \$40,000.00 is insufficient for the scope of work requested.
- 12 The scope of the project is to remove the wood panelling due to bora damage, repainting of the hallway, exterior roof repairs, install new vinyl in hallway and refurbish the storeroom. In the meeting room replacement of windows, sand and varnish floor in hallway, remove wood panelling in library room, paint above panels, and replace carpet with carpet tiles.
- 13 Unbudgeted expenditure of \$51,797.00 is required to complete the Winton RSA hall project, which includes a contingency of \$8,886.00.
- 14 In addition, staff have noted that the \$76,667.00 budget allocated to the Winton Memorial hall project, to be funded by Better off Funding, no longer qualifies for Better off Funding because the project was listed in the 2021/2031 LTP to be completed in the 2024/2025 financial year and it was not brought forward as planned, which would have made it eligible for funding.

15 Staff are suggesting that the following available Better off Funding amounts be redistributed to the Winton RSA hall project:

- \$76,667.00 from the Winton Memorial hall project
- \$15,130.00 remaining from the Ryal Bush hall project (which came in under budget).

16 The Winton Memorial hall project to date has incurred costs of \$20,001.00 with further costs to come of up to \$10,000. Staff are suggesting that this project be funded from the Winton Community Centre Reserve, as the budgeted \$40,000 for the Winton RSA hall will no longer be required to be funded from this reserve, if it is instead funded by Better off Funding.

17 Staff are suggesting that if the Winton RSA hall project comes in under budget, any remaining Better off Funding be applied to the Dipton hall reroof project Better off Funding grant shortfall from 2024/2025. This project was over budget by \$28,057.14. This shortfall was funded by:

Loan	\$619.39
Dipton hall operational underspend 2024/2025	\$700.69
Interest on Dipton General Reserve	\$11,274.04
Dipton hall Reserve	\$15,463.02
Total	\$28,057.14

18 It is proposed that any additional grant funding be applied in this priority order:

1. repay the loan	\$619.39
2. repay the interest on the Dipton General Reserve	\$11,274.04
3. repay the Dipton hall Reserve – operational underspend	\$700.69
4. repay the Dipton hall Reserve	\$15,463.02
Total	\$28,057.14

Discussion

19 The budget for the Winton RSA hall project is \$40,000.00 The project scope was increased and the project budget required for the project to proceed is \$91,797.00

20 Staff have noted that the \$76,667.00 budget allocated to the Winton Memorial hall project, to be funded by Better off Funding, no longer qualifies for Better off Funding because the project was listed in the 2021/2031 LTP to be completed in the 2024/2025 financial year and it was not brought forward as planned, which would have made it eligible for funding.

21 Staff are suggesting that the Better off Funding amounts be redistributed to the Winton RSA hall from the Winton Memorial hall project of \$76, 667 and the under budget amount of \$15,130 from the Ryal Bush hall.

22 The Winton Memorial hall project to date has incurred costs of \$20,001.00 with further costs to come of up to \$10,000. Staff are suggesting that this project be funded from the Winton Community Centre Reserve, as the budgeted \$40,000 for the Winton RSA hall will no longer be required to be funded from this reserve if it is instead funded by Better off Funding.

23 Staff are suggesting that if the Winton RSA hall project comes in under budget, any remaining Better off Funding be applied to the Dipton hall reroof project Better off Funding grant shortfall from 2024/2025.

Options

24 The following reasonably practicable options have been identified and assessed in this report:

Option 1 - Recommend to Council the approval of unbudgeted expenditure of \$51,797.00 for the Winton RSA hall budget to be increased to \$91,797.00, funded by Better off Funding - \$76,667.00 from the Winton Memorial hall project and \$15,130.00 from the Ryal Bush hall project.

Option 2 - Do not recommend to Council the approval of unbudgeted expenditure.

Recommended option:

25 The recommended option is option 1.

Option 1 – Recommend to Council the approval of unbudgeted expenditure of \$51,797.00 for the Winton RSA hall budget to be increased to \$91,797.00 funded by Better off Funding - \$76,667.00 from the Winton Memorial hall project and \$15,130.00 from the Ryal Bush hall project.

Advantages	Disadvantages
<ul style="list-style-type: none"> • the Winton RSA hall project can proceed fully funded by Better off Funding • the long term maintenance at the Winton RSA hall will be reduced • the Winton RSA hall will be a more attractive facility to hire. 	<ul style="list-style-type: none"> • Better off Funding may be used for a water project outside of Winton or returned to the Department of Internal Affairs if not used for this project • the project may be funded by a loan which may increase rates • the project may be funded from reserves which means less funds are available for other projects • the Winton RSA hall will require more maintenance in the future • the Winton RSA property may not be an attractive venue to hire.

Option 2 – Do not recommend to Council the approval of unbudgeted expenditure of \$51,797.00 for the Winton RSA hall budget to be increased to \$91,797.00 funded by Better off Funding - \$76,667.00 from the Winton Memorial hall project and \$15,130.00 from the Ryal Bush hall project.

Advantages	Disadvantages
<ul style="list-style-type: none"> • Better off Funding may be available for water projects in the district. 	<ul style="list-style-type: none"> • the Winton RSA hall project may not go ahead • may increase long term maintenance at the Winton RSA hall • the Winton RSA hall may not be an attractive facility to hire.

Legal considerations

26 There are no legal considerations.

Strategic alignment

Strategic direction

27 This work aligns with Councils social, cultural and economic values as outlined in the community resources section of the Long Term Plan and the Oreti Community Boards vision of:

- valuing our community spirit
- valuing our community resilience

With the outcome of:

- a healthy and safe community with access to quality facilities, amenities and services
- our infrastructure is efficient, cost- effective and meets future and current needs

Policy and plan consistency

28 Staff have not identified any inconsistencies with Council’s policies or plans.

Financial considerations

29 Unbudgeted expenditure of \$51,797.00 is required to complete the Winton RSA hall project, which includes a contingency of \$8,886.00.

30 Staff have noted that the \$76,667.00 budget allocated to the Winton Memorial hall project, to be funded by Better off Funding, no longer qualifies for Better off Funding because the project was listed in the 2021/2031 LTP to be completed in the 2024/2025 financial year and it was not brought forward as planned, which would have made it eligible for funding.

31 Staff are suggesting that the following available Better off Funding amounts be redistributed to the Winton RSA hall project:

- \$76,667.00 from the Winton Memorial hall project
- \$15,130.00 remaining from the Ryal Bush hall project (which came in under budget).

32 The Winton Memorial hall project to date has incurred costs of \$20,001.00 with further costs to come of up to \$10,000. Staff are suggesting that this project be funded from the Winton Community Centre Reserve, as the budgeted \$40,000 for the Winton RSA hall will no longer be required to be funded from this reserve, if it is instead funded by Better off Funding.

33 Staff are suggesting that if the Winton RSA hall project comes in under budget, any remaining Better off Funding be applied to the Dipton hall reroof project Better off Funding grant shortfall from 2024/2025. This project was over budget by \$28,057.14. This shortfall was funded:

Loan	\$619.39
Dipton Hall operational underspend 2024/2025	\$700.69
Interest on Dipton General Reserve	\$11,274.04
Dipton Hall Reserve	\$15,463.02
Total	\$28,057.14

34 It is proposed that any additional grant funding be applied in this priority order:

1. repay the loan	\$619.39
2. repay the interest on the Dipton General Reserve	\$11,274.04
3. repay the Dipton hall reserve – operational underspend	\$700.69
4. Repay the Dipton hall reserve	\$15,463.02
Total	\$28,057.14

Significance assessment

35 After assessing this against the Significance and Engagement Policy 2024 it is determined to be of some importance (external).

Level	Likelihood of engagement
Some importance or administrative	Council is not likely to carry out any engagement.
Moderate importance	Council may choose whether it carries out engagement, which may be targeted to directly affected individuals or groups.
Significant	Council will engage with directly affected individuals and groups and wider community engagement is likely, unless there are reasons under policy not to.
Critical	Council will engage with directly affected individuals and groups and wider community engagement is highly likely, unless there are reasons under policy not to.

Community views

36 Staff are not seeking community views, however, note that these projects were included in the 2024-2034 Long Term Plan.

Climate change considerations

37 There are no climate change considerations relevant to this matter or decision.

Risk and mitigations

38 The risk is determined as being minor and it would be about the community boards reputational risk if the work did not proceed.

Next steps

39 Staff will prepare a report for Council.

Attachments

There are no attachments for this report.

Unbudgeted expenditure request - door replacement Winton Maternity Centre

Record no: R/26/4/111671

Author: Karen Purdue, Community partnership leader

Approved by: Sam Marshall, Group manager customer and community wellbeing

Report type: Decision

Purpose

- 1 The purpose of this report is to seek approval for unbudgeted expenditure for replacement of the entrance door to Central Physiotherapy at the Winton Maternity building.

Staff recommendations

That the Ōreti Community Board:

- a) notes the information contained in the report.
- b) notes that the matter or decision in this report is assessed as being of some of some importance but not significant based on Council's Significance and Engagement Policy and. The assessed level of significance indicates that the community is kept informed of the decisions made in this report, rather than engaged prior to this decision being made.
- c) determines that it has complied with the decision-making requirements of the Local Government Act 2002 for this decision, and as required under section 79 that, it does not need any more information, option assessments, costs and benefits analysis before making this decision.
- d) approves unbudgeted expenditure of \$ 6307.16 plus GST to replace and install a door at the Winton Maternity Centre to be funded from the Winton Medical Centre reserve.

Executive summary

- 2 Staff received a request from Central Physiotherapy, located in the Winton Maternity building for a replacement entrance door
- 3 Staff are recommending that the door be replaced.
- 4 The work entails the purchase and installation of a door.
- 5 Staff have received quotes to the value of \$6,307.16 plus GST. There is no budget available for this work.
- 5 Staff are recommending that this be funded from the Winton Medical Centre reserve. The reserve had a balance as at 30 June 2025 of \$177,379.45 and is forecasted to be \$205,667 at 30 June 2026.
- 6 The chair of the Ōreti Community Board has indicated support for this approach.

Context

- 7 Staff received a request from Central Physiotherapy, located in the Winton Maternity building for a replacement entrance door. There have been issues with the door since 2024. The entrance door remains faulty, the door handle and latch are failing and the rain comes in underneath which is damaging the carpet.
- 8 Staff are recommending that the door be replaced as attempts to fix the issue have not been successful.
- 9 The work requires the purchase and installation of a new door.
- 10 To undertake the work, staff have received a quote of \$ 4,487.16 for the door and a quote to install the door of \$ 1,820.40, a total of \$ 6,307.56 excl GST.
- 11 The chair of the Ōreti Community Board has indicated support for this approach.

Discussion

- 12 Staff are recommending that the entrance door into Central Physiotherapy be replaced as there have been issues with the door since 2024.
- 13 There is no budget available for the work and staff are recommending that this be funded from the Winton Medical Centre reserve. The reserve has a balance as at 30 June 2025 of \$177,379.45 with and is forecasted to be \$205,667 as at 30 June 2026.

Options

- 14 The following reasonably practicable options have been identified and assessed in this report:
 - Option 1 - approves unbudgeted expenditure of \$6,307.56 excl GST to purchase and install a new door at the Winton Maternity Centre.
 - Option 2 - does not approve unbudgeted expenditure of \$6,307.56 excl GST to purchase and install a new door at the Winton Maternity Centre.

Recommended option:

- 15 Staff recommend option 1.

Option 1 – approves unbudgeted expenditure of \$6,307.56 excl GST to purchase and install a new door at the Winton Maternity Centre

Advantages	Disadvantages
<ul style="list-style-type: none">• The issues with the door will be resolved	<ul style="list-style-type: none">• There will be less funds available in the reserve

Option 2 – does not approve unbudgeted expenditure of \$6,307.56 excl GST to purchase and install a new door at the Winton Maternity Centre

Advantages	Disadvantages
<ul style="list-style-type: none"> there will be more funds available in the reserve 	<ul style="list-style-type: none"> the work will not be completed and there may be a negative response from the Winton Maternity Centre and Central Physiotherapy the current door may continue to cause damage and disruption

Legal considerations

- 16 There are no legal considerations.

Strategic alignment

Strategic direction

- 17 This work aligns with Councils social, cultural and economic values as outlined in the community resources section of the Long-Term Plan and the Ōreti Community Boards vision of:
- valuing community spirit
 - valuing community resilience

With the outcome of:

- being a healthy and safe community with access to quality facilities, amenities and services
- having infrastructure that is efficient, cost effective and meets current and future needs.

Policy and plan consistency

- 18 Staff have not identified any inconsistencies with Council’s policies or plans.

Financial considerations

- 19 There is no budget for this work and staff are recommending the funding come from the Winton Medical Centre reserve which at 30 June 2025 had a balance of \$ 177,379.45 and is forecasted to have a balance of \$ 205,667 at 30 June 2026.

Significance assessment

- 20 After assessing this against the Significance and Engagement Policy 2024 it is determined to be of some importance (external).

Level	Likelihood of engagement
Some importance or administrative	Council is not likely to carry out any engagement.
Moderate importance	Council may choose whether it carries out engagement, which may be targeted to directly affected individuals or groups.
Significant	Council will engage with directly affected individuals and groups and wider community engagement is likely, unless there are reasons under policy not to.
Critical	Council will engage with directly affected individuals and groups and wider community engagement is highly likely, unless there are reasons under policy not to.

Community views

- 21 Staff are not seeking community views however, the Chair of the Ōreti community board has indicated support for this approach.

Climate change considerations

- 22 When reviewing the repairs to the building, staff have considered where they can improve the heat retention of the building and are intending to use double glazing when replacing the sliding doors.

Risk and mitigations

- 23 The risk is determined as being minor and it would be about Councils reputational risk if the work did not proceed.

Next steps

- 24 Advise the Winton Maternity Centre that the work will proceed, accept the quotes and install the door.

Attachments

There are no attachments for this report.

Financial review for period ended 28 February 2026

Record no: R/26/4/108744

Author: Nicole Taylor, Finance development co-ordinator

Approved by: Anne Robson, Group manager finance and assurance

Report type: Information

Purpose

- 1 The purpose of this report is to review the Ōreti Community Board financial information for the period ended 28 February 2026 (contained within attachment A).

Staff recommendations

That the Ōreti Community Board:

- a) notes the information contained in the report.

Executive summary

- 2 Attachment A details the board's financial information for the period ending 28 February 2026. The information is prepared on the same basis as the local budget graph included in the two-monthly community board operational report and the detailed financial report for the previous year (30 June 2025) with some additional information. The report:
 - compares actual income, operating expenditure and capital expenditure for 2025/2026 year to date against the current projection
 - shows the original full year budget from the 2025/2026 Annual Plan alongside the updated projection budget, reflecting any Council approved changes made since the plan was adopted
 - outlines the projects scheduled for the year and their status
 - shows projected reserve balances to 30 June 2026 and identifies any financial contributions collected within the board area that are available to be used for qualifying projects.
- 3 This year staff are trialling a simplified report format that focuses on the key information most relevant to the board. Items that were included in previous years but are not part of this review are:
 - financial breakdown by activity and business unit type
 - detailed business unit and account code financial information
 - details of loans.
- 4 If board members have any feedback on the new report format, or if they would like to continue to receive the information noted in paragraph 3, please let staff know and this can be provided separately.

Attachments

- A Financial review for period ended 28 February 2026 - Ōreti [↓](#)



Ōreti Community Board

Financial review for the period ended 28 February 2026

Southland District Council
Te Rohe Pōtae o Murihiku

PO Box 903
15 Forth Street
Invercargill 9840

☎ 0800 732 732
@ sdcsouthlanddc.govt.nz
🏠 southlanddc.govt.nz

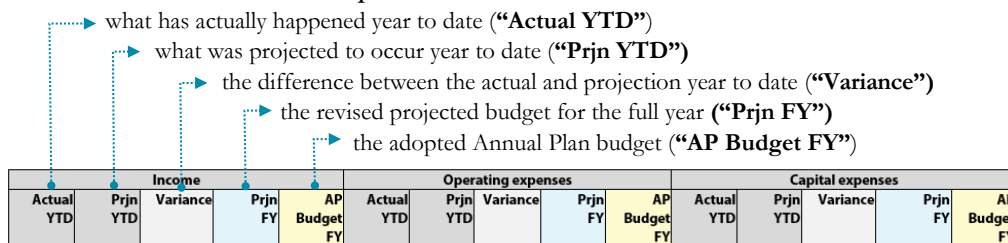
Introduction

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This report reviews the community board’s financial information for the period ending 28 February 2026. The information is prepared in the same way as the local budget graph shown in the two-monthly community board operational report, as well as the detailed financial report to 30 June 2025 that was presented at the end of the last financial year.

The report outlines the board’s income, operating and capital spending, and the projected balance of reserves. It also gives an update on the status of board funded projects and lists any financial contributions collected within the board area that are available for qualifying projects.

The financial statements in this report show:



Projection (“Prjn”) figures include the 2025/2026 Annual Plan budget (“AP Budget FY”) adjusted for:

- expenditure carried forward from the prior year (2024/2025) approved by Council in August 2025
- changes to 2025/2026 budgets approved in December 2025 by community boards as part of the 2026/2027 Annual Plan budget reports and Council as part of the capital programme delivery review
- other unbudgeted expenditure or changes approved by the board or Council during the financial year to the date of the report.

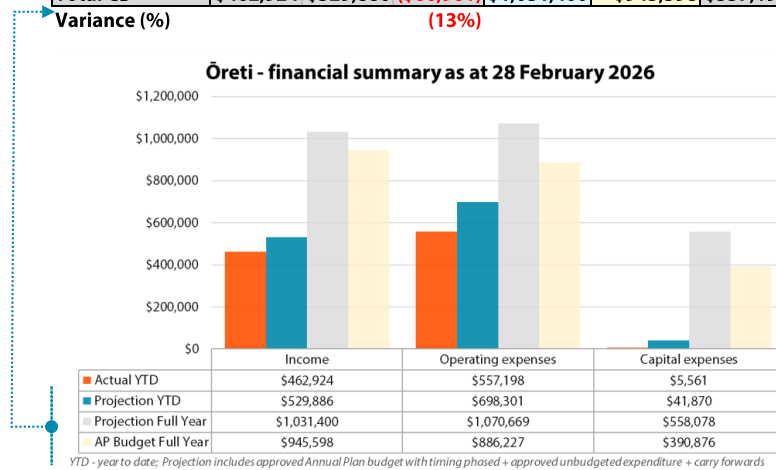
In addition, Council staff are currently preparing an updated forecast of the organisation’s end of year financial results. This forecast will be submitted to Council for approval in April and once approved, will be reflected in the financial information report for the remainder of the year.

“AP Budget FY” data shows the adopted Annual Plan budget for 2025/2026 excluding the projection adjustments noted above.

1. Financial overview by activity

The table and graph provides an overview of the financials for the board by activity – showing income, operating expenses and capital expenses. “Total CB” shows the overall financial results for all board activities along with “Actual v Projection (%)” variance. The key reasons for these variances are also detailed.

Ōreti - sub activity detail for year ended 28 February 2026															
Sub activity	Income					Operating expenses					Capital expenses				
	Act YTD	Prjn YTD	Variance	Prjn FY	AP Budget FY	Act YTD	Prjn YTD	Variance	Prjn FY	AP Budget FY	Act YTD	Prjn YTD	Variance	Prjn FY	AP Budget FY
Parks & Reserves	\$237,466	\$250,291	(\$12,825)	\$586,229	\$526,297	\$235,379	\$308,058	(\$72,680)	\$463,135	\$434,193	\$4,300	\$16,000	(\$11,700)	\$341,932	\$200,600
Footpaths	\$25,209	\$35,983	(\$10,774)	\$69,155	\$69,155	\$12,570	\$32,083	(\$19,513)	\$48,124	\$48,124				\$190,276	\$190,276
Halls	\$131,203	\$178,148	(\$46,944)	\$256,142	\$230,272	\$234,288	\$282,647	(\$48,358)	\$457,336	\$301,836	\$1,261	\$25,870	(\$24,609)	\$25,870	
Other Property	\$44,555	\$40,956	\$3,599	\$64,533	\$64,533	\$35,931	\$36,033	(\$102)	\$46,964	\$46,964					
Cty. Assistance	\$24,490	\$24,507	(\$17)	\$55,342	\$55,342	\$39,030	\$39,480	(\$450)	\$55,110	\$55,110					
Total CB	\$462,924	\$529,886	(\$66,961)	\$1,031,400	\$945,598	\$557,198	\$698,301	(\$141,102)	\$1,070,669	\$886,227	\$5,561	\$41,870	(\$36,309)	\$558,078	\$390,876
Variance (%)			(13%)					(20%)					(87%)		



Summary of financial results – year to date (YTD) actual versus projection

Income was \$67k (13%) below projection mostly due to timing with grant income only recognised when work is done. This relates to NZTA/Waka Kotahi funding for footpaths (\$11k), Better Off Funding for the Winton Memorial hall (\$57k) and Wallacetown recreational projects (\$12k) all of which are under projection, offset by higher grant income for the Ryal Bush Hall (\$9k) which was completed earlier than expected. Winton Medical Centre rental income was also \$3k over projection.

Operating expenses were \$141k (20%) below projection, largely due to several hall projects still in progress. These include the Memorial Hall internal refurbishment (\$57k) and Limehills Hall project (\$39k), both of which are underway, as well as the RSA Hall project (\$20k), which is currently in procurement. These are partially offset by other works that are over projection. Ryal Bush Hall shows as \$9k over projection mainly because the budget for the roof replacement is in capital, whereas actual costs are included in operating costs. In addition, the scope of this project changed to concrete repair works which were completed under budget. The Browns Hall toilet project is \$2k over projection as actual costs have been incurred ahead of the phased budget. In addition, the Otapiri/Lora Gorge hall is \$70k over projection after reserve funding was paid to the committee ahead of the phased budget. Underspends across general maintenance (\$29k), trees/hedges (\$35k), and footpaths (\$20k) reflect lower reactive activity to date and insurance costs were also \$16k under projection due to lower actual costs. Storm damage costs have not been included yet as discussions with insurers are ongoing, with the board to be updated once more is known.

Capital expenses were \$36k (87%) below projection. This largely relates to the Ryal Bush project (\$25k) which was completed under budget with the majority of actual costs included under operating expenses. The Wallacetown project is currently \$12k under projection, with \$70k proposed to be moved to 2026/2027 following Council approving forecasting changes in April. In addition, the \$20k budget for the Winton Great North Road development, scheduled for June, is also proposed to be moved to 2026/27 as part of forecasting.

2. Projects

The table details the locally funded projects planned to be undertaken by the board in 2025/2026. It does not include any district funded projects in the board area. It consists of projects from the 2025/2026 Annual Plan, prior year projects carried forward and any additional projects or changes to projects approved by the board during the year. The table details the project status for the period ending 28 February 2026 and actual costs incurred compared to projection as well as the original annual plan budget. It also shows any forecasting changes which will be considered by Council in April 2026.

Activity	Business Unit	Type	Project code and name (CAMMS+ Fulcrum)	Status	Actual YTD	AP 25/26 FY	Carry forwards	Unbudgeted expenditure	December changes	Forecast changes (TBC April)	Projection FY
Parks & Reserves	Parks & Reserves - Winton	Capex	P-11205A/P-11205 Winton - Great North Road development	9. Cancelled	-	-	20,000	-	-	(20,000)	-
Parks & Reserves	Parks & Reserves - Winton	Capex	P-10831A/P-10831 Winton Centennial Park Playground - Equipment renewal	8. Pushed to Future Year	-	30,600	-	-	(30,600)	-	-
Parks & Reserves	Parks & Reserves - Winton	Capex	P-11482A/P-11482 Winton Install CCTV	5. In Physical Delivery	-	-	65,000	27,000	-	-	92,000
Parks & Reserves	Parks & Reserves - Wallacetown	Capex	P-10829 Wallacetown Recreational Project	5. In Physical Delivery	4,300	170,000	73,643	(13,711)	-	(70,000)	159,932
Parks & Reserves	Parks & Reserves - Dipton	Opex	FPARK001A/P-11454 Dipton - Repair or replace bridge across ditch at reserve and level street	9. Cancelled	-	-	10,000	-	(10,000)	-	-
Footpaths	Street Works - Winton	Capex	FFOOT001P Winton - Footpath renewal programme 2024/2025 - 2026/2027	2. Scoping/ Consultations	-	105,566	-	-	-	-	105,566
Footpaths	Street Works - Dipton	Capex	FFOOT001B Dipton - Footpath renewal programme 2024/2025 to 2026/2027	2. Scoping/ Consultations	-	25,800	-	-	-	-	25,800
Footpaths	Street Works - Wallacetown	Capex	FFOOT001O Wallacetown - Footpath renewal programme 2024/2025 to 2026/2027	2. Scoping/ Consultations	-	24,940	-	-	-	-	24,940
Halls	Hall - Ryal Bush	Capex	P-10577A/P-10577 Ryal Bush Hall - Replace roof	6. Works Complete	10,740	-	25,870	-	-	-	25,870

Activity	Business Unit	Type	Project code and name <small>(CAMMS+ Fulcrum)</small>	Status	Actual YTD	AP 25/26 FY	Carry forwards	Unbudgeted expenditure	December changes	Forecast changes (TBC April)	Projection FY
Halls	Hall - Memorial	Opex	P-10742A/P-10742 Winton Memorial Hall - Internal refurbishment of storage area	5. In Physical Delivery	20,002	76,667	-	-	-	-	76,667
Halls	Hall - RSA	Opex	FHALL031AP-11440 Winton RSA Hall - Interior refurbishment	4. Procurement Underway	-	-	40,000	-	-	-	40,000
Halls	Hall - Browns	Opex	FHALL009A/P-11484 Browns Hall - Toilet upgrade incl paint and flooring	6. Works Complete	2,480	25,500	-	-	-	-	25,500
Halls	Community Centre - Limehills	Opex	P-11122 Limehills Hall - Replace ranch sliders, cladding and exterior repaint	4. Procurement Underway	2,727	-	-	40,000	-	-	40,000
Total					40,249	459,073	234,513	53,289	(40,600)	(90,000)	616,275

3. Reserves

The table below shows the board reserve balances as at 30 June, including the actual balance for 2025, budgeted Annual Plan balance for 2026, and the updated projection to 30 June 2026 reflecting any budget changes made up to 28 February 2026. The projection does not include the impact on reserves of any forecasting changes yet to be approved by Council in April 2026.

Reserve	Actual 30 June 2025	Annual Plan Budget 30 June 2026	Projection 30 June 2026
Hedgehope recreation reserve	2,450	2,795	2,795
Lochiel recreation reserve	1,783	2,652	2,652
Nth Makarewa recreation reserve	5,631	6,531	6,531
Ōreti CB general	109,122	110,322	101,469
Ōreti CB total	118,986	122,301	113,448
Browns community centre	88,713	63,234	63,234
Browns general	49,669	47,599	47,599
Browns total	138,382	110,833	110,833
Dipton general	4,945	(8,853)	-
Dipton total	4,945	(8,853)	-
Limehills community centre	3,214	5,416	5,416
Limehills general	63,168	60,858	55,358
Limehills total	66,382	66,274	60,774
Wallacetown general	234,556	212,859	212,859
Wallacetown total	234,556	212,859	212,859
Waitane Glencoe Reserve	2,414	2,462	2,462
Winton community centre	84,178	84,178	44,178
Winton general	94,243	2,171	2,171
Winton medical centre general	177,379	205,667	205,667
Winton property sales	333,061	304,153	232,753
Winton reserve capital development	113,928	66,464	56,464
Winton total	805,203	665,095	543,695
Ōreti Plains Community Centre	7,478	11,478	11,478
Otapiri/Lora Gorge Community Centre Reserve	78,734	80,262	10,262
Ryal Bush Community Centre Reserve	11,950	15,607	15,607
Tussock Creek Community Centre Reserve	22,218	18,999	18,999
Other halls total	120,381	126,347	56,347
Winton Wallacetown Ward*	276,515	275,547	246,605
Other reserve total	276,515	275,547	246,605
Total reserves	1,765,349	1,570,401	1,344,559

4. Financial contributions

Council currently collects reserve financial contributions for the **acquisition, improvement and development of reserves** under it's the Southland District Plan (FIN-O2, FIN-P2, FIN-R1). Under the plan, Council may collect these contributions for the purposes of:

- offsetting the effects of development on reserve infrastructure
- securing environmental compensation for adverse effects associated with development that cannot be avoided, remedied or otherwise mitigated, so that a positive environmental outcome is achieved
- adding to the quality and diversity of open spaces and recreation areas available to communities within the District.

The table below shows the current breakdown of reserve contributions held by Council as at 28 February 2026, associated with the board area. These can be used to fund park/reserve capital projects that meet requirements as described.

Reserve Financial Contributions under RMA/District Plan		
<i>What can these be used for - Capital expenditure only (not maintenance) to <u>acquire, improve and develop</u> reserves in any part of the district to mitigate/offset/compensate for the effects of development or to add to the quality and diversity of open spaces and recreation areas available to communities within the District.</i>		
<i>Where can these be used - Across the district but Council has historically placed a priority on allocating towards capital expenditure in the general location of the consent activity (township, rural, community board, ward)</i>		
Area	Total available	Expiring June 2026
Wallacetown	2,452	
Winton	66,431	565
Rural (Makarewa)	137	
Total	69,020	565

This information is provided to enable the board to give feedback to Council and staff on how the funds might be allocated in the current and future years. Given the restrictions on their use, staff review these funds during project planning and again before the end of each financial year. Contributions have a ten-year expiry period. Therefore, any contributions due to expire by 30 June 2026 that have not been allocated by community boards or staff will be redirected to qualifying expenditure elsewhere in the district. These contributions have a ten-year expiry date and the table shows that there are no funds due to expire in the next financial year.

Community board reporting

Record no: R/26/4/109297

Author: Karen Purdue, Community partnership leader

Approved by: Sam Marshall, Group manager customer and community wellbeing

Report type: Information

Purpose

- 1 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.

Staff recommendations

That the Ōreti Community Board:

- a) notes the information contained in the report

Attachments

- A Ōreti community leadership report - 20 April 2026 [↓](#)
- B Ōreti operational report - 20 April 2026 [↓](#)
- C Ōreti Community Board projects report - 20 April 2026 [↓](#)



What's happening in your area

Winton CCTV update

Our contractor, South Tech have completed the installation of the CCTV equipment at the Winton Police station. The next step is purchasing equipment to install on the clock tower on Meldrum Street.

Council is working with various building owners for formal confirmation that they agree to have a camera or relay device on their property and once this is completed, memorandums of understanding to formalise the agreement will be signed.

Staff are working to have the paperwork completed and CCTV system operational by June 30.

Community Partnership Fund – criteria review

The Community Partnership Fund first started allocating grants just over five years ago in 2020, so it is timely to offer our community boards an opportunity to review their criteria. If you would like to do this, staff will come and workshop with you in the coming months in order to implement any changes for the next funding rounds in August/September. If you are happy with the criteria as it is, things will just continue to operate as usual.

Community Partnership Fund

Applications for the Ōreti Community Partnership Fund closed on 31 March. Applications will be brought to the next meeting for consideration.

Community Service Award Nominations

The closing date for the 2026 round of Community Service Awards is 30 September 2026. Nomination forms can be found on the SDC website or picked up from one of the area offices.

What's happening across the district

Wyndham camping ground funds approved

The Wyndham Camping Ground has received a funding boost towards its reopening.

Southland District Council approved at its Council meeting on 28 January the transfer of the remaining Better Off Funded budget of \$34,020 from the Baird-Hewat Square/Doctors Square project to the Wyndham Camping Ground construction.

The Waihopai Toetoe Community Board has been working towards reopening the facility, which has been closed since February 2024 when the previous lease was surrendered. The site has recently undergone a significant clean-up with general repairs completed.

Board chair Pam Yorke said the project was an important one for Wyndham.

“Our community has expressed a strong desire to have the camping ground reopened and we view it as a vital asset for the future of Wyndham,” she said.

“We absolutely recognise its potential to attract visitors and stimulate local spending to support the town’s vitality, while also providing a necessary facility for people like seasonal workers.”

The board and council staff investigated the feasibility of installing user pays technology to enable the automated operation of the camping ground. The preferred Penny System will allow automated bookings, access and paid use of services at the camping ground. The funding will enable staff to progress the upgrades required while remaining consistent with the board’s objective to the project remaining cost neutral for ratepayers.

Ōraka Aparima Community Board by-election

The final result for the Southland District Council by-election that closed at midday on Tuesday, 3 March 2026 is:

Ōraka Aparima Community Board (1 vacancy) votes received:

FREW, Don 443
 HEDDERSHAW, Mel INDEPENDENT 151
 SEAGER, Marina 150
 KIDDEY, Nick 76
 INFORMAL 4
 BLANK 2

Don Frew is declared elected.

The voter return was 39.43%, being 826 votes.

Community Service Award – Pamela Naylor

Garston stalwart Pam Naylor’s remarkable 57-year record of service to the northern Southland community has been acknowledged with an award from Southland District Council and the Northern Community Board on Saturday 28 May 2026.

There is scarcely a group, organisation or project that Mrs Naylor has not been involved in since she hit the ground running in Garston, newly married to Peter Naylor, in 1968.

Mayor Rob Scott said it was staggering how heavily involved in her community she had been over such a long time. “There’s barely a structure in the Athol/Garston area that hasn’t been touched in some way by the hand of Pam. Her legacy will be felt everywhere in the area for many decades to come.”

After starting Girl Guides and Brownies in the Athol/Garston area in 1969, Mrs Naylor was involved for 28 years. That same year she formed the first girls’ hockey team in the area, helped drive the development of the hockey ground on the Athol domain and was a Northern Southland hockey selector and coach for 15 years. She was also a member of the Garston Ice Skating Club for 20 years.

After being elected to the Garston Hall Committee in 1971 she served for 53 years.

She was elected on the Athol Domain Board in 1974, and continued that role until the formation of the Southland District Council Athol Community Development Area (CDA) Subcommittee in 1991. She remained on the CDA, serving 10 years as chair, until the CDAs were phased out in 2019, at which time she was elected as a member of the new Northern Community Board.

Also in 1974 she started work at Garston School as a clerical assistant and teacher aide, later becoming the librarian.

In 1980 she was appointed by the Girl Guide association as the Southland provincial outdoor instructor, holding this position for 29 years, as well as being the district and division commissioner during this time.

Mrs Naylor also looked after the school pool and was co-ordinator of the Garston Trail Bike Rids fundraiser for 40 years.

In 1993 she began a 32-year term as a trustee for the Athol Gallery Trust, and was a first responder for St John and the Garston Fire Brigade for 15 years.

She rolled up her sleeves and mowed the Garston cemetery, Presbyterian and Catholic church lawns for 25 years, as well as managing Garston postal services for 24 years.

Mrs Naylor was appointed as a justice of the peace in 2017.

She has been a driving force in countless community projects, including the Athol and Garston welcome signs, the Garston Peter Rabbit thinking seat, the Athol Anzac memorial seat, and Garston’s Russell Glendinning memorial seat.

Pam’s husband Peter received his own Community Service Award in 2022.



Community Service Award – New Zealand Rural Women Forestry Scheme

The pioneering spirit of the Rural Women New Zealand Forestry Scheme (Southland) Inc was celebrated on Saturday 28 May 2026.

Part of Rural Women Southland Interprovincial, the group’s extensive contribution to the development of a productive forestry was formally recognised with the presentation of a Community Service Award from Southland District Council and the Northern Community Board.

Southland Mayor Rob Scott said he was honoured to recognise the “incredible dedication” of those involved.

“These ladies work tirelessly as volunteers getting things organised and done, without claiming recognition – all for the benefit of our Southland community,” he said.

“This honour bestowed extends far beyond the current members and is testament to the efforts of many since its inception 78 years ago.”

Approximately 90 hectares of bare land near Dipton was donated by George Hamilton and his brother, former Wallace MP Sir Adam Hamilton, in 1948 and a committee of 13 members was formed for an inaugural meeting on 4 February 1949.

Undeterred by perceived societal roles of the era, the group developed, harvested and replanted the forestry.

“Most of the menfolk at the time felt that women were unable to run a forestry but they persevered, even planting seeds and propagating fir trees,” the citation from Southland Interprovincial Rural Women NZ said.

Nowadays the forest is run by dedicated volunteers, employing Log Marketing to advise on tasks such as milling, spraying and pruning.

Income from the milling of trees is distributed to the 13 Southland branches and ultimately returned to the Southland community, helping with a vast range of local services, including swimming pools and lessons, coastguard, Hospice Southland, Ronald McDonald House Southland, St John, health shuttles and outings for children.

Part of the forest was identified within a QEII wetland in 1984, protecting the land in perpetuity.

Life member Ann Irvine, who served 22 years as secretary of forestry, took on a new role as wetland facilitator, organising trips for spraying, planting new trees and cutting tracks with her team of trusty volunteers.

A project to mechanically remove willows along the stream with the aim of lowering the flood risk to neighbours is currently under way and grants from Environment Southland applied for.

At the helm as president for the past seven years, Rhonda Symons has done a stellar job running the forestry operation – everything from liaising with neighbours about access for milling trees to organising hunters to control the wild pig population.

A life member since 1978, Heather Smith has held many positions in her local branch, serving as president and secretary of Interprovincial Rural Women and, for many years, treasurer of forestry. She can be relied on to produce facts and figures relating to the forest and wetlands.

The trio have been working on a new constitution for the forestry, which is nearing completion because of their dedicated efforts.



Community Service Award – Shirley McCulley

Ask anyone who knows Shirley McCully and they’ll tell you she puts her heart and soul into everything she does. And she has done plenty.

The busy Scotts Gap volunteer received a Community Service Award in Otautau on Thursday 2 April 2026 from Southland District Council and the Wallace Takitimu Community Board.

Presenting the award, Mayor Rob Scott said Mrs McCully was one of those “incredible” Southland heroes who worked behind the scenes to make their communities better places.

Mrs McCully, who is on the St John area committee in Otautau, has been the health shuttle co-ordinator for eight years. It is a busy role. The health shuttle takes people in western Southland to medical appointments across the region, and she often drives the shuttle, taking on extra trips if no other driver is available.

She is regarded as an excellent support person for new volunteer drivers and as the co-ordinator she contacts clients and drivers to work out the pick-up schedule on an almost daily basis.

For around six years she also spent many hours working for civil defence in the area.

Born in Ohai, Mrs McCully has lived in Scotts Gap since her marriage to husband Grattan in 1974. A busy farmer's wife, raising a family of three, she still managed to take her turn as the first female president of the local hall committee, be a parent helper on Otautau School camps and step up to help with other community activities.

She supported Girl Guides and Scouts, was a member of Lionesses and served on the Otautau Sports Complex committee. She has been part of Cancer Society Daffodil Day and served on numerous other committees.

When outdoor bowls was run in Otautau she was an active player and is past president of ladies' bowls. For a long time Mrs McCully organised the winter bowls competition. She has also been an official for Central-Western tennis and netball.

Mrs McCully thanked her husband Grattan and family for their support that enabled her to be so heavily involved in the community. “I’ve always believed that if your children are involved in something you need to be involved as well,” she said.

Wallace Takitimu Community Board chair Tony Philpott thanked Mrs McCully on behalf the community, saying “these awards aren’t given, they’re earned.”



Community funding

Sustainable funding workshop

Community Trust South is organising a Sustainable Funding Workshop. It will be on Wednesday 22 April, 9.30am-1.30pm, in either Winton, Lumsden or Gore, depending on registration demand.

The Sustainable Funding Workshop will be hosted by Exult and is packed with practical ideas to help your organisation work towards sustainable funding, developing a funding strategy and planning to achieve your strategy.

It will explore:

- the 7 key income streams for clubs and community organisations
- the difference between donations, sponsorship and grants
- why fundraising activities are still an important part of the mix
- how to increase your income by doing what you already do, but doing it better.

The workshop is free for organisations within the Community Trust South area.

Visit

https://communitytrustsouthoffice.smartygrants.com.au/regionalsustainablefundingworkshop?fbclid=IwZXXh0bgNhZW0CMTAAAYnjpZBExecG9PUTRtbmRORlpkZndkTXNydGMGYXBwX2lkEDiYmJAzOTE3ODgyMDA4OTIAAR6zuHdTf4xg44zc2sz0ml3nfd94c0gJs0VfQOISVRRmc9Ouj9XLUIEAnhC9g_aem_3c9FLrwhV2C4gJBohGAhTg to register.



Funding opportunities

Applications for the following grants closed on 31 March 2026:

- District Initiative Fund
- Sport NZ Rural Travel Fund
- Creative Communities Scheme

Applications can be made on the Southland District Council website via the SmartyGrants link:

<https://www.southlanddc.govt.nz/council/funding-and-grants/>

The following Southland District Council funds close on 20 December 2026:

- Centennial Bursary Scholarships for recognised tertiary study
- Valmai Robertson Creative NZ Arts Scholarships
- Eric Hawkes Memorial Outward Bound Scholarship.

Applications can be made on the Southland District Council website via the SmartyGrants link:
<https://www.southlanddc.govt.nz/council/funding-and-grants/>

Bursary and scholarship allocations 2025

Centennial Bursaries

Josh Cairns	\$2,000
Sophie Cundall	\$2,000

Valmai Robertson Arts Scholarship

Erika Leith	\$1,975
Jolie Hazley	\$100
Greer Hazley	\$100
Cameron Fox	\$100
Pepper-May Henwood	\$75
Emily Neems	\$75
Hazel Green	\$75

Eric Hawkes Memorial Outward Bound Scholarship

Jorjia Marshall

Council department updates

Governance

Work streams progressing in the governance team include:

- Completing the Ōraka Aparima Community Board by-election. Don Frew was declared elected to the board on 4 March 2026
- Compiling elected member interest returns. The register of interests will be completed soon (this is legally required)
- Council appointing members to the Stewart Island Visitor Levy Allocations Subcommittee, the Te Anau Basin Water Supply Subcommittee and the Ohai Railway Fund Committee
- Council giving feedback on the Great South and Space Operations New Zealand Ltd statement of intents.

Policy and planning update

Climate Change

Regional activities

The Regional Climate Change Working Group held its first governance workshop on 12 March 2026. Key matters covered included:

- [Local Government Sector Climate Scenarios](#) – a tool which can aid local government’s long term planning
- Updates on key regional projects including Regional Climate Impacts Assessment and Community Climate Perceptions Survey results
- Progress against actions in the [Regional Framework for Action on Climate for Murihiku Southland](#)

- Government reforms and regional spatial planning
- Process to develop the first Regional Climate Action Plan for Murihiku Southland in parallel with councils' long term plans for 2027-37.

Updated climate projections for Southland, prepared by Earth Sciences NZ (formerly NIWA) for Environment Southland, will be presented to the ES Strategy & Policy Committee on 15 April and will be made publicly available.

Climate adaptation

We are continuing work to assess risks from climate change to SDC's assets and operations, with completion planned in mid 2026. The findings will help identify key issues for consideration in the next long term plan.

Emissions reduction

Staff are scoping options for organisational emissions reduction activities. The [Regional Climate Change Strategy for Murihiku Southland](#), adopted by SDC and the other Southland councils in 2024, includes an aspiration for Southland local government agencies to become net zero organisations by 2050.

Internal alignment

Following receipt of the updated climate projections for Murihiku Southland, we will integrate these into climate change information and resources for staff. Our internal staff climate change working group has recommenced meetings and is planning sustainability-focussed activities.



Ōreti Community Board

Tracker - ongoing

Wallacetown recreational project – the project is progressing well with the shaping up of the jump track and placing metal for the pump track. The container is coming together and in place with the bulk of the timber work completed.

Completion of ANZAC Oval planting – planned for after winter.

Limehills Hall – sliding door has been installed and project on target to be completed before rugby club centennial.

Winton Centennial Park playground – final budget and scope to be decided by community board.

Winton RSA project – report in meeting agenda.

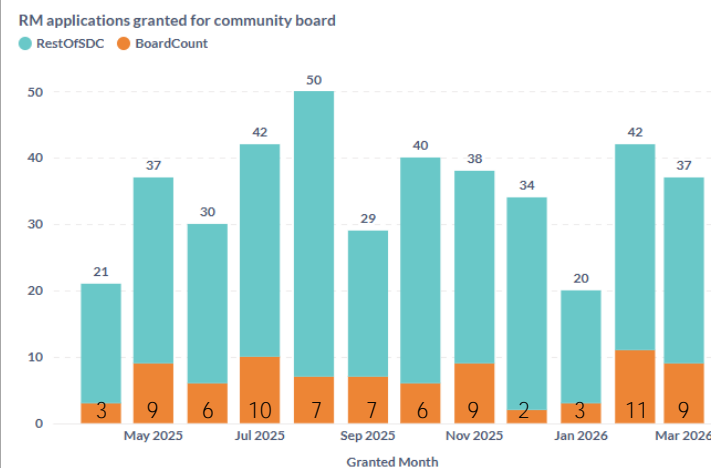
Winton CCTV – contract awarded to South Tech and installation due to be completed before end of June. Please see update in the community leadership report.

Upcoming priorities

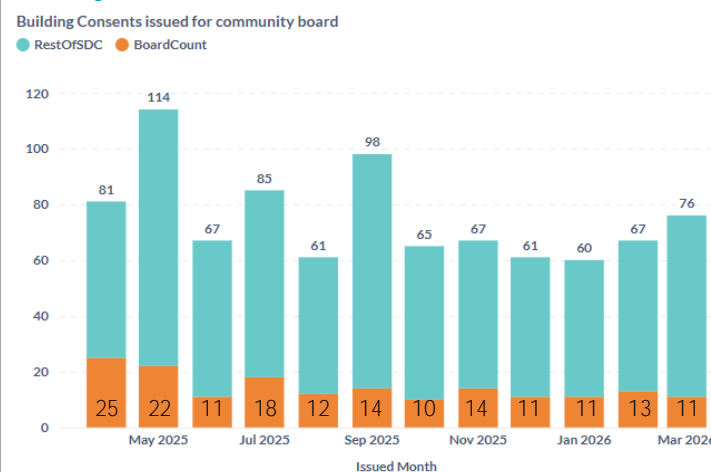
Discussion with the RSA on a memorandum of understanding.

Discussion on future options for the Winton Bowls Club building.

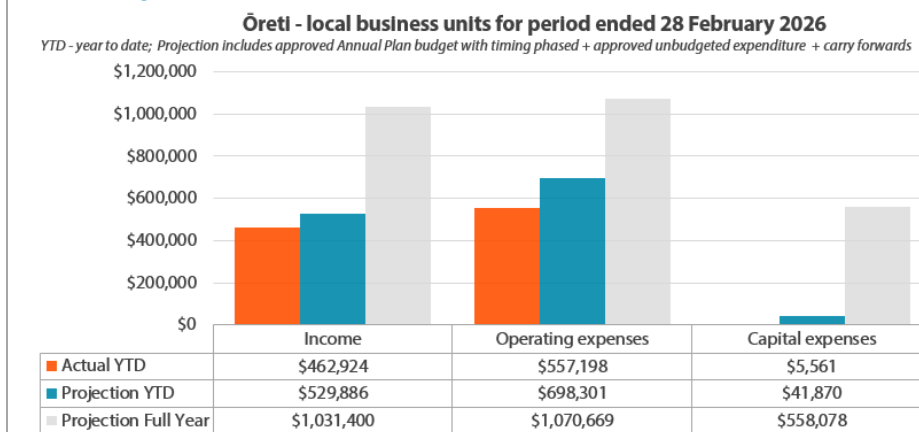
Resource consents granted



Building consents issued



Local budget information



Budget notes

Income is \$67k (13%) under projection largely due to the timing of grant income that will be received as work is done. This is NZTA/Waka Kotahi funding for footpaths (\$11k) as well as Better off Funding for the Winton Halls project (\$57k) and the Wallacetown Recreational Project (\$12k). The Ryal Bush roofing project is \$9k over projection due to the timing of the budget and has been completed under budget. Rental income is \$3k over projection.

Operating expenses are \$141k (20%) under projection. There are a number of maintenance projects showing as under projection largely due to the timing of the budgets this includes the Memorial Hall internal refurbishment project that is underway (\$57k), the Limehills Hall maintenance project that is underway (\$39k) and the RSA Hall project that is in procurement (\$20k). The Ryal Bush Hall project is \$9k over projection as the budget is in the capital section, this project has been completed under budget. The Browns Hall toilet maintenance project is showing as \$2k over projection as the budget is phased until later in the year. General maintenance codes are overall \$29k under projection as it is largely reactive. Tree and hedge is \$35k under projection and footpaths are \$20k under projection as minimal costs have been incurred in these areas. Storm damage costs have not been included as we are still working through this matter with our insurers. We will keep the board updated as more information comes to hand. Insurance is \$16k under projection due to actual costs being less than projected. The under projection items are partially offset by an over projection due to a grant paid out to the Lora Gorge Hall Committee for the hall reserve of \$70k that is phased until later in the year.

Capital expenses are \$36k (87%) under projection. This largely relates to the Ryal Bush roofing project that has been completed under budget and some costs have been classified as operating expenses (\$25k) and the Wallacetown recreational project that is underway. The Wallacetown project is currently \$12k under projection and is proposed to have \$70k of its budget moved to the 2026/2027 year as part of forecasting, this will go to Council for approval in April. The Winton Great North Road development project of \$20k that is budgeted in June is also proposed to be moved to 2026/2027 as part of forecasting.

Service requests – breakdown by type

REQUEST TYPE	COUNT
Abandoned vehicles	1
Cemeteries/memorials - repairs and maintenance	1
Community facilities - Halls – repairs and maintenance	1
Community facilities - general	1
Community housing - repairs and maintenance	5
Council facilities - offices, depots, libraries - repairs and maintenance	1
Culverts blocked - rural	3
Gravel road faults	7
Hazards	3
Litter matters - rural (not state highway)	1
Litter matters - urban (townships)	2
New sign requests (where none existed before)	2
Parks and reserves - repairs and maintenance	6
Sealed road faults	6
Signs repairs (not stop/give way)	8
Stop/give way signs - repairs (urgent 24hr fix)	3
Street lights out	3
Streetscape - vegetation	10
Toilets - cleaning, repairs and maintenance	4
Transport - general enquiries	20
Urban stormwater (manholes, grates)	2
Vegetation rural (overgrown or visibility issues)	6
Wheelie Bin - cancel/damaged/stolen	5
Wheelie Bin - collection complaints	8
Wheelie Bin - new/additional	10
Total	119

Service contracts

Water and wastewater services operation and maintenance

The 23/01 Operations and Maintenance Contract continues to operate across the Oreti Community Board area.

Water and wastewater services across the area have continued to operate well with what would be considered a normal number of service requests being received by Council and Downer.

During February – March, Council began replacing the aging DN200 AC main behind the Winton Water Treatment Plant with a new PE main. This upgrade improves network resilience and provides a backup supply to Winton township, ensuring minimal disruption during maintenance or repairs on the existing Railway Street water supply line.

Mowing contract

With recent changes to the mowing inspections in relation to the levels of service and working closely with the contractor the levels of service have undergone notable improvements.

Continuation of a close working relationship will allow us to continue to lift the standard of presentation for the community as well as assist the contractor in managing to achieve the desired standards.

The toilet cleaning and rubbish collection has undergone some changes in an effort to improve accessibility, cleanliness and provide relief for local business who have in the past had issues with private facilities used by the public. The contractor is working very closely with us to help monitor the situations, and so far we have had very positive results.

Monitoring and adjustments will continue as necessary.

Toilet Facilities

Upon recent audits we found the facilities to be in a generally high standard due to the cleaning contractor taking great pride in their work, while maintenance issues are unavoidable they are being dealt with quickly and efficiently. Programme in place for the install of new “last cleaned/next clean” signage is underway, with the goal of keeping the public better informed of schedules.

Deep cleans programmed for end of the quarter.

Central Alliance roading contract

The second round of sealed road mowing has been completed by the contractor, and they are now onto the third round.

The stabilising crew continued with programmed pre-reseal repairs for the 2026/2027 reseal season across the Central network. February progress was affected at times by limited summer weather windows, but crews continued to complete sites as conditions allowed. The premix crew completed pre-reseal repairs and general tidy-up work across the Central area before moving to the remaining 2026/27 sites within the Waimea contract. Once those sites are finished, the crew will return to Central to continue programmed works.

RFS volumes remain steady. All requests are being assessed, prioritised, and programmed as appropriate.

The unsealed road spray round has been completed.

Central Alliance roading contract **continued..**

Grader activities for the month include grader 1: Hedgehope / Tussock Creek area.

The cyclic crew are continuing to repair or replace damaged or missing signs across the network as they are reported or found during cyclic.

Small, blocked or damaged culverts continue to be identified through RFS, inspections, and cyclic operations. These are being scheduled for cleaning or renewal as required.

The team are in the planning stages to complete a large culvert on Waiawa Spar Bush Rd in March.

Cyclic maintenance staff helped with the culvert replacements periodically between completing the routine cyclic rounds. Cyclic will then move into level one roads with a pilot.

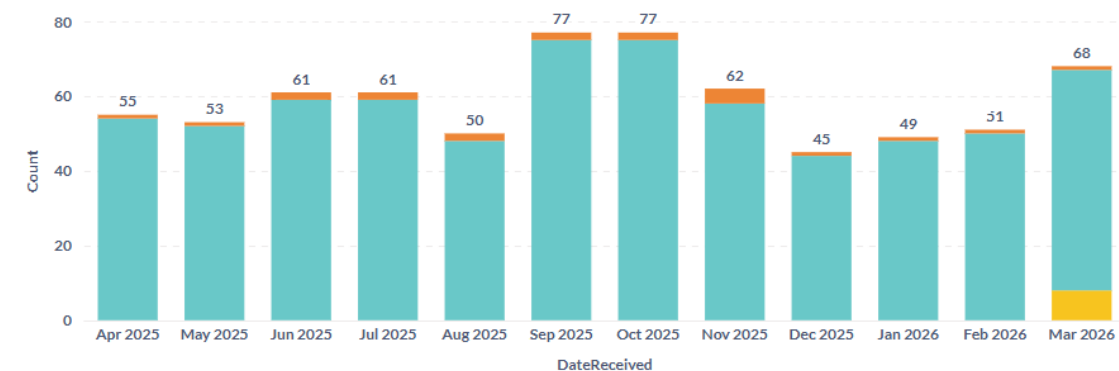
During the month some trees on Tanner Road were trimmed due to hanging branches after the weather event was identified. The team also took the opportunity to trim the trees at Dipton Castlerock Road within the closure for the bridge replacement.

Service requests

Across the district there were 1024 requests for service lodged during the period January and February 2026, of which 213 were related to 3 waters. 119 of the total requests belonged to this board area. A full summary of those requests follows.

Customer requests, time-frame summary, by month, last 12 months

● Outside Service Level ● Within Service Level ● Not Yet Completed



JANUARY 2026	FEBRUARY 2026	MARCH 2026	APRIL 2026	MAY 2026	JUNE 2026	JULY 2026	AUGUST 2026	SEPTEMBER 2026	OCTOBER 2026	NOVEMBER 2026	DECEMBER 2026
	16 Feb - Board meeting	16 March - Board workshop	20 April - Board meeting	18 May - Board workshop	15 June - Board meeting	20 July - Board workshop	17 August - Board meeting	21 September - Board workshop	19 October - Board meeting	16 November - Board workshop	14 December - Board meeting
								Community service award nominations close 30 September			
		District Initiative fund, Community partnership fund, Creative Communities Fund, Sport New Zealand Rural Travel fund applications close 31 March						Community partnership fund applications close 30 September			Scholarships and bursary applications close 20 December
								District Initiative fund, Community partnership fund, Creative Communities Fund, Sport New Zealand Rural Travel fund applications close 30 September			

Project updates

ACTIVITY	NAME	CURRENT PHASE	CURRENT PROGRESS	BUDGET ACTUAL YTD
COMMUNITY FACILITIES	Winton Memorial Hall - internal refurbishment	Delivery phase	On track	\$76,667 \$20,002 P-10742
Project very near completion with minor work on the timber railings along the entrance to be replaced.				
COMMUNITY FACILITIES	Winton RSA hall - interior refurbishment	Delivery phase	Off track	\$40,000 \$0 P-11440
Waiting on community board decision on funding. Report at meeting.				
COMMUNITY FACILITIES	Winton install CCTV	Pre-delivery phase	Off track	\$92,000 \$0 P-11482
Installation of equipment has been completed at Winton Police Station. Currently working with various building owners on memorandum of understanding.				
COMMUNITY FACILITIES	Limehills Hall – replace sliding doors and cladding	Delivery phase	Off track	\$40,000 \$2,727 P-11122
Sliding door has been installed and project is on target to be completed by end of April.				
PARKS AND RESERVES	Wallacetown recreational project	Delivery phase	On track	\$159,932 \$0 P-10829
This in on track for completion end of April. Jump track is three quarter's complete and pump track is also three quarter's complete.				
STORMWATER	Winton stormwater - retic mains replacement	Delivery phase	Monitor	\$512,500 \$68,005 P-10445
This project has a yearly budget through to 2033/2034 with the stormwater consent due to be started in 2031/2032. The 2025/2026 programme currently to go to tender. Stage1/ Waterford Drive late March. Stage 2/ McKenzie, Albert Street goes to tender April/ May 2026 and Stage 3/ Eglington Street will now be 2026/2027.				

Councillor update

Record no: R/26/3/108360
 Author: Deborah-Ann Smith-Harding, Committee advisor
 Approved by: Vibhuti Chopra, Group manager strategy and partnerships
 Report type: Information

Purpose

- 1 This report is to provide the community board with an overview of the matters that have been considered at Council and Finance and Assurance Committee meetings from 28 January 2026 to 25 March 2026.

Staff recommendations

That the Ōreti Community Board:

- a) notes the information contained in the report.

Context

- 2 An overview of the reports that have gone to Council and the Finance and Assurance Committee is given in the table below.
- 3 This report also provides an opportunity for Councillor Somerville to highlight matters or to update the board on any other issues that have arisen around the Council table.
- 4 If you are interested, you can watch Council or Finance and Assurance Committee meetings via this link: [SDC YouTube](#)

28 January 2026 – Council meeting	
Report	Overview
Wyndham camping ground - future management	Council approved the transfer of the remaining budget \$34,020.69 from the Baird-Hewat Square/Doctors Square project to Wyndham camping ground – construction.
Limehills community centre - unbudgeted expenditure	Council approved unbudgeted expenditure of up to \$40,000 to carry out maintenance at the Limehills community centre to be funded by a 10-year loan with repayments from the Limehills community centre rate.
Brydone recreation reserve grazing income	Council approved requesting the Minister of Conservation’s approval for the rental income from the Brydone recreation reserve to be spent on the running of the Brydone public hall.
Delegations update	Council approved and adopted the updated Delegations Manual, including the following amendments: <ol style="list-style-type: none"> i) changes to the community board terms of reference to remove reference to Council’s subcommittees reporting to community boards

	<p>ii) removing delegations to the Southland Regional Heritage Joint Committee</p> <p>ii) removing delegations under Smoke Free Environment Act 1990.</p> <p>Council requested that staff review the delegation to the Community Boards from \$20,000 to \$50,000 for unbudgeted expenditure and report back to Council.</p>
Housing action plan update - January 2026	Council noted the information contained in the report and acknowledged the work undertaken to enable the action plan update.
TAB Venues Policy and Gambling Venues Policy review	Council agreed to conclude the review without requiring public consultation.
Winton CCTV camera project - unbudgeted expenditure	Council approved unbudgeted expenditure of up to \$27,000 (excluding GST) to be funded from the Winton Property Sales Reserve to cover costs of stage three of the Winton CCTV camera project (add two additional cameras on Great North Road at Night and Day (number 346), and Mitre 10 (number 91).
Draft Local Alcohol Policy 2026 - hearings information and submissions summary	Council received all submissions on the draft Local Alcohol Policy and thanked the submitters for their oral submissions at the meeting.
11 February 2026 – Council meeting	
Report	Overview
Submissions to Central Government on legislative reform	<p>Council noted the submission on the rates capping proposal and provided feedback on the draft submissions.</p> <p>Council approved, subject to completion of any amendments recommended by Council, submission of the following:</p> <ul style="list-style-type: none"> i) Submission to Governance and Administration Committee - Emergency Management Bill ii) Submission to Environment Committee - Planning Bill iii) Submission to Finance and Expenditure Committee - Infrastructure Funding and Financing Amendment Bill iv) Submission to Department of Internal Affairs - Local Government (Infrastructure funding) Amendment Bill (Development Levies System) v) Submission to Department of Internal Affairs - Simplifying Local Government proposal
Chorus New Zealand update to Council	Council noted and thanked Jo Seddon, the Community Relations Lead at Chorus New Zealand, for her presentation about Chorus, what it does and its plans for the network area.
Taumata Arowai update to Council	Council noted the information and thanked Water Service Authority – Taumata Arowai Engagement Specialist – Tim

	Cadogan for his presentation (Tim gave an overview of the Authority and answered Council’s questions).
Southland Regional Heritage Fund - interim funding round	<p>Staff recommendations were moved by Council as follows:</p> <ul style="list-style-type: none"> d) agreed to implement an interim funding round for Southland Regional Heritage in March 2026 up to \$50,000 to be funded from Council’s Regional Heritage rate collected in the 2025/2026 financial year. e) agreed to the purpose and criteria of the funding round to be based on the Southland Regional Heritage Fund purpose and criteria with an amended focus on organisations and projects benefiting the Southland District Council area f) acknowledged and thanked Great South for supporting and administering this interim funding round g) that an interim advisory group be set up to discuss and recommend grant allocations from the fund to Council h) that the interim advisory group be made up of Councillor Duffy, Councillor Menzies, Southland District Council Roving Museum Officer, and a member of the Community Leadership team i) to undertake discussion with Iwi to request their input into the process j) agreed to fund from the regional heritage rate, the ongoing costs associated with the Roving Museum Officer role including a supplies budget, totalling \$53,750.
Te Anau Airport Manapouri newsletter	Council noted the information contained in the latest Te Anau Airport Manapouri newsletter, created by Great South.
25 February 2026 – Council meeting	
Report	Overview
Otautau tennis courts resurfacing project - unbudgeted expenditure request	Council determined that unbudgeted expenditure of up to \$30,000 plus GST, to be funded from the Wallace Takitimu general reserve, be approved so that the asphalt resurfacing option for the Otautau tennis courts can proceed.
Wyndham camping ground - unbudgeted expenditure	<p>Council endorsed the recommendation of the Waihōpai Toetoe Community Board to approve \$30,000 unbudgeted expenditure in 2025/2026 for the Wyndham Camping Ground – Construction of to be funded by the Waihōpai Toetoe Parks and Reserves Capital Fund Reserve and reduce the project in the annual plan for 2026/2027 from \$75,000 to \$45,000.</p> <p>Council agreed that the project continue regardless of approval from the Department of Internal Affairs for the transfer of Better Off funding of \$34,020.69, noting that this amount would be</p>

	<p>funded from the Waihōpai Toetoe Parks and Reserves Capital Fund reserve.</p>
<p>Financial Report for the period ended 31 December 2025</p>	<p>Staff presented Council with an overview of the financial results for the six months to 31 December 2025 by Council’s seven activity groups and corporate services, as well as the financial position and the statement of cashflows as of 31 December 2025.</p>
<p>Draft 2026/2027 Annual Plan financials and supporting information</p>	<p>Council received attachments containing the draft Annual Plan 2026/2027 financial statements, changes to fees and charges, project listing and analysis of proposed rates with an addition to reduce the toilets programme by \$1million and requested that staff prepare a report to Council outlining the revised programme for discussion.</p> <p>Council approved changes to the 2025/2026 budgets as requested by community boards and note that these have been incorporated into the opening balance position for the financial information for the Annual Plan 2026/2027.</p> <p>Council approved adjustments of \$22,065,205 to the 2025/2026 capital delivery programme for various projects, as recommended by the Finance and Assurance Committee, noting that these have either moved to 2026/2027, 2027/2028 or have been cancelled.</p> <p>Council agreed to use the District Operations Reserve to fund any shortfall on external debt interest resulting from differences in the timing of when Council charges interest and principal on new internal loans.</p> <p>Council agreed to maintain the funding of water and wastewater depreciation at the amounts included in year 3 of the LTP, resulting in water depreciation being funded at 80% and wastewater at 81% rather than the planned 75%, noting the move to fully funding depreciation on all three waters in 2027/2028.</p> <p>Council confirmed that the draft financial information for 2026/2027, including the projected operating deficit is financially prudent given Council’s financial position and previous policy decisions around the funding of depreciation.</p> <p>Council noted that there were no significant or material differences between the Annual Plan 2026/2027 and year three of the Long-Term Plan 2024-2034 and only minor changes to fees and charges for 2026/2027 and therefore agree not to undertake any formal consultation.</p> <p>Council agreed to inform the community about the Annual Plan 2026/2027 and changes to fees and charges.</p>

	Council noted that the financial information presented may be subject to further changes prior to the final adoption of the Annual Plan 2026/2027 in June 2026, to reflect any subsequent Council decisions, updates arising from the April forecasting process, and changes in Council’s rating information database.
Transport Procurement Strategy	Council approved the Transport Procurement Strategy as endorsed by NZTA.
4 March 2026 – Council meeting	
Report	Overview
Local Alcohol Policy deliberations	<p>Council agreed on:</p> <ul style="list-style-type: none"> i) Trading hours – off-licences – set new hours, from 9am until 10pm on the same day (reduced from 7am until 11pm on the same day) ii) Trading hours – on-licences – other - removing the “no restrictions” wording iii) Sensitive places – including health centres, rehabilitation centres, Marae, and Fale Pasifika in the definition of sensitive places iv) Sensitive premises – no evidence of consultation required for new applications on existing premises for change of ownership v) Discretionary provisions – addition of consideration of glass vessels at special events vi) Timeframe for review – reducing the next review period to four years, with the following cycle returning to six years.
Draft Statements of Intent 2026/2027 for Great South and Space Operations NZ	Council endorsed the joint letter of response to the draft Statement of Intents as recommended to Council by the Great South Joint Shareholders Committee.
Appointment of members to the Ohai Railway Fund Committee and Te Anau Water Supply Subcommittee	<p>Council appointed Alanna Barrett, Shane Robertson, Kevin Dixon and Kevin Curtain as members of the Ohai Railway Fund Committee.</p> <p>Council appointed Luke Thomas, Grant Bolger, Shane Buchanan, Craig Horrell, Jason Robson, Andrew Taberner and Luke Wright to the Te Anau Basin Water Supply Subcommittee.</p>
Mayor's report	Mayor Scott spoke to his report. Robin McCall spoke about the Ōraka Aparima Community Board, and Pam Yorke spoke about the Waihōpai Toetoe Community Board.
Management report March 2026	Council received an update on recent staff activity across Council.
Spatial Plan update	Staff provided Council with an update on the Spatial Plan project and changes made because of the recent Resource Management Reform announced by Central Government.

<p>Waste Management and Minimisation Plan for Consultation</p>	<p>This report sought approval to proceed with a public consultation process. Council was given the draft Southland Waste Management and Minimisation Plan 2026-2032 for consultation, and resolved:</p> <ul style="list-style-type: none"> • Council received the Medical Officer of Health feedback contained in the 2025 Southland Regional Waste Assessment (p118) in accordance with the stipulations of Waste Minimisation Act 2008 Clause 51(5)(b). • Council noted the Waste Advisory Group decision to revoke and substitute the Southland Waste Management and Minimisation Plan 2020-2026 in accordance with the Waste Minimisation Act 2008 Clauses 44 and 50(3)(a). • Council agreed to revoke and substitute the Southland Waste Management and Minimisation Plan in accordance with the Waste Minimisation Act 2008 Clauses 44 and 50(3)(a). • Council adopted the Draft Southland Waste Management and Minimisation Plan 2026 – 2032 for consultation. • Council agreed to a Joint Hearing Panel comprised of the Waste Advisory Group representatives from each participating council, being two representatives from each WasteNet council. • Council noted that if the other WasteNet parties do not proceed options will need to be reassessed.
<p>18 March 2026 – Council meeting</p>	
<p>Report</p>	<p>Overview</p>
<p>Adoption of Local Alcohol Policy 2026</p>	<p>Council received the final Local Alcohol Policy 2026, and resolved:</p> <ol style="list-style-type: none"> i) public notification of the Local Alcohol Policy will take place on Thursday 26 and Friday 27 March 2026 ii) adoption of the policy will take place 30 days post-public notification, on Monday 27 April 2026 iii) the operative date of the policy will be the same as the adoption date, being Monday 27 April 2026. <p>Council resolved that in adopting the Local Alcohol Policy 2026, the Combined Local Alcohol Policy 2015 is revoked.</p>
<p>Update on Local Government Commission reorganisation investigation process</p>	<p>As this report was to provide an update on the Local Government Commission’s process for the investigation of reorganisation of the local government structure in Southland, Council minuted its disappointment in being only allowed to have three elected members at the workshop being facilitated by Martin Jenkins on Monday 30 March 2026 with the Local Government Commission and the four councils.</p>

Better off Fund - project update	Council was provided with an update of where the Better Off Funding projects are at currently.
Offer to gift Orepuki water tanks property (35 Oldham Street) to Council.	Council accepted the gift of land from the Orepuki Volunteer Fire Brigade being the property at 35 Oldham Street Orepuki containing the three firefighting water storage tanks and delegated to the chief executive the authority to execute any agreements or other documentation required to achieve the transfer of ownership of the property.
Local Governance Statement 2025-2028	<p>Council adopted its Local Governance Statement for the 2025-2028 triennium.</p> <p>Council delegated the chief executive to update the Local Governance Statement during the triennium as appropriate to ensure it is current and correct.</p> <p>Council requested that the chief executive investigate the status of the Southland Land Drainage Act 1935 and report back to Council.</p>
25 March 2026 – Finance and Assurance meeting	
Report	Overview
Finance and Assurance Committee workplan for the year ended 30 June 2026	Four new reports were added to the plan for the year, quarterly treasury report, community facilities contracts, 17a three waters and FMIS update.
Deloitte audit engagement letter, proposal letter, fee and planning report for the year ended 30 June 2026	The Committee received the engagement letter, proposal letter and planning report from Deloitte and agreed to the proposed 4.2% increase in audit fees, and delegated authority to the Mayor to sign the final audit proposal letter, incorporating any amendments agreed at this meeting and the authority to sign the engagement letter from Deloitte, covering the 30 June 2026, 30 June 2027 and 30 June 2028.
Annual Report 2025/2026 timetable	The Committee noted the key dates for the annual report 2025/2026 with the adoption of the report scheduled for 21 October 2026.
Accounting policies for the year ended 30 June 2026	Council adopted the accounting policies that will be used in the preparation of Council's Annual Report for the year ended 30 June 2026.
Request for Service Internal Audit Report	Deloitte completed an internal audit of Council's request for service systems and have identified five low to moderate findings. Staff will review the recommendations, assign actions, progress option and undertake work to complete.
Financial Report for the period ended 31 January 2026	The Committee received an overview of the financial results for the seven months to 31 January 2026 by Council's seven activity groups and corporate services, as well as the financial position and the statement of cashflows as at 31 January 2026.

Interim performance report - period two 1 July 2025 to 28 February 2026	The Committee noted the information contained in the Interim Performance Report for period two, from 1 July 2025 to 28 February 2026.
Forecasted financial position for the year ending 30 June 2026	<p>The Committee was informed of the expected year-end financial result compared to the Annual Plan 2025/2026 and to recommend to Council the resulting forecasted position.</p> <p>Council sought the endorsement of the Finance and Assurance Committee for retrospective unbudgeted expenditure requests with associated funding source and the deletion and deferral of several projects.</p>
Quarterly treasury report as at 31 January 2026	<p>The Committee was informed of Council’s treasury position in accordance with the Investment and Liability Management Policy.</p> <p>Council sought approval for the updated interest rate risk strategy resulting in Council being within the thresholds by the 31 May 2026.</p>
Capital delivery programme update	<p>The Committee was provided with an update on the capital delivery programme that is included in the approved annual plan budget of \$70.54 million. The proposed forecast as at 28 February 2026 is \$73.42 million and incorporates (approved and proposed) budget changes made since the commencement of the 2025/2026 year.</p> <p>As at 28 February 2026 actual expenditure is \$20.87 million of \$56.68 million in committed works (in physical delivery or completed). The committed works currently represents 77.2% of the overall programme and relies heavily on the delivery of the transport (roading), three waters and B2B build programmes which are \$33.47 million of the remaining \$35.81 million (\$56.68m less \$20.87m) currently committed for delivery from now until year end.</p>
Quarterly risk management - March 2026 quarter	<p>The Committee considered the March 2026 quarterly risk management report and noted those risks currently assessed as of significant issue for the March 2026 quarter.</p> <p>Three risks require an increased focus - adverse event, change, and financial sustainability and one risk has shifted from decreased to stable- social licence.</p>
Health and safety	The committee received an update on health and safety activity and related events over the last quarter. Two health and safety representative meetings have been held for 2026.
B2B Project Update	The contractor (Amalgamated Builders Ltd) has provided a detailed construction programme, is now working onsite and the building consent has been issued.

Attachments

There are no attachments for this report.

Chairperson's Report

Record no: R/26/1/1233
Author: Fiona Dunlop, Committee advisor
Approved by: Robyn Wise, Governance legal manager
Report type: Information

Purpose

- 1 The purpose of this report is for the chair to update the board on activities they have been involved with since the previous meeting.
- 2 Board members are also able to provide an update on any recent events and issues of relevance and interest to the community board.

Staff recommendations

That the Ōreti Community Board:

- a) notes the information contained in the report.

Chairperson update

- 3 This has been a constructive and productive period across the Ōreti ward, with continued emphasis on community engagement, supporting locally driven initiatives, and progressing key projects that contribute to the wellbeing and resilience of our communities.
- 4 In the lead-up to this meeting, there has been active engagement across the Ōreti ward, meeting with community members, stakeholders, and partner organisations. These play an important role in ensuring that community perspectives are well understood.
- 5 A highlight of this period has been participation in **two community board tours of local reserves and facilities**. These tours were invaluable, providing board members with direct insight into the condition, use, and future requirements of these important community assets.
- 6 They also created the opportunity for practical, site-based discussions around maintenance, future planning, and potential improvements across our reserves and facilities network.
- 7 I would like to acknowledge and thank Council staff for their time, preparation, and willingness to share their knowledge during these visits. Their contribution ensured the tours were both informative and highly beneficial to the board's understanding.

In February and March 2026, I attended events or met with people as follows:

- 10 February – Attended Great South Regional Development Workshop
- 21 February – Attended Browns Sports Day
- 24 February – Visited Dunsdale Reserve
- 26 February – Attended Great South presentation: *Solar Powering Southland*
- March – Met QEII National Trust staff at Kōwhai Reach
- Early March – Attended QEII National Trust dinner with staff and Board
- 10 March – Attended Stewards of Ivy Russell Reserve meeting

- 14 March – Attended Lora Gorge Vet Southland Race
- 17 March – Met with Limehills School, attended Limehills Home & School Association meeting and attended Dipton Catchment Group meeting
- 25 March – Attended Local Government Reform meeting in Winton and met David Kean at the Centre Bush Bridge with other locals and community board members
- 28 March – Attended Pam Naylor’s Community Hero Award event, Athol
- 1 April – Ballance Awards (Invercargill)
- 9 April – Chairs night Winton

Next meeting

- 8 The next meeting of the Board is scheduled for Monday 15 June 2026 to be held at the Wallacetown Community Centre, Dunlop Street, Wallacetown.

Attachments

There are no attachments for this report.

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

Recommendation

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

9.1 Community facilities contracts

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:

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
Community facilities contracts	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information. Decision on awarding contract.	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.