



Minutes

Ōreti Community Board

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

PRESENT

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

APOLOGIES

Blair Irwin (for lateness)

IN ATTENDANCE

Councillor Phil Dobson
Councillor Christine Menzies
Committee advisor – Fiona Dunlop
Community partnership leader – Karen Purdue

1 Opening

Chair Ruddenklau opened the meeting and advised that Councillors Dobson and Menzies have speaking rights at the meeting.

2 Apologies

There were apologies for lateness from Blair Irwin.

Resolved

Moved Ross Thomson/Cr Brian Somerville

That the Ōreti Community Board receive the apologies.

Carried

3 Leave of absence

Ross Thomson requested a leave of absence for 26 May 2026 to 21 July 2026.

Resolved

Moved Chair Margie Ruddenklau/Sue Allison

That the Ōreti Community Board agrees to the leave of absence request.

Carried

4 Conflict of interest

There were no conflicts of interest declared.

5 Additional agenda items

There were no additional agenda items.

6 Confirmation of minutes

Resolved

Moved Cr Brian Somerville/Jamie Winsloe

That the Ōreti Community Board confirms the minutes of the meeting held on 16 February 2026 as a true and correct record of that meeting.

Carried

7 Public forum

1. Ewen Dunnage addressed the meeting regarding the condition of Bryce Road from Dipton up to the golf club. He advised that there are corrugations and ruts on the road.
2. Murray Johns addressed the meeting on the communication for the replacement of the Dipton bridge.

Reports

8.1 Lease Winton Central Bowling Club

Record No: R/26/3/102983

Report presented by Community partnership leader, Karen Purdue on behalf of Manager property services, Kevin McNaught.

The purpose of the report was to consider the option of Council, through the Ōreti Community Board, becoming the owner of the Winton Central Bowling Club clubrooms, through the non-renewal of the lease of the property by the Club.

(During discussion, Blair Irwin joined the meeting at 6.10pm.)

Resolved

Moved Jamie Winsloe/Alexis Halder

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 **and request a building report/structural assessment for the clubrooms and this to be funded from the Winton property sales reserve.**

Carried

Staff recommendations a to d were moved with changes as indicated.

Note

Chair Ruddenklau sought a mover and seconder for recommendations e and f of the officer report (as below).

That the Ōreti Community Board:

- 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.

The recommendations were not put due to the lack of a mover and seconder

8.2 Winton Croquet Club renewal and rent review

Record No: R/26/3/104284

Report presented by Community partnership leader, Karen Purdue on behalf of Property advisor, Sara-Jane Fitzgerald.

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

Resolved

Moved Cr Brian Somerville/Blair Irwin

That the Ōreti Community Board:

- a) notes the information contained in the report.
- b) provided 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.

Carried

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

Record No: R/26/4/110976

Report presented by Community partnership leader, Karen Purdue.

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

Resolved

Moved Alexis Halder/Steve Turton

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 **Winton RSA hall budget** 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.

Carried

Staff recommendations were moved with changes as indicated.

8.4 Unbudgeted expenditure request - door replacement Winton Maternity Centre

Record No: R/26/4/111671

Report presented by Community partnership leader, Karen Purdue.

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

Resolved

Moved Sue Allison/Jamie Winsloe

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.

Carried

8.5 Financial review for period ended 28 February 2026

Record No: R/26/4/108744

Report presented by Community partnership leader, Karen Purdue on behalf of Finance development co-ordinator, Nicole Taylor.

The purpose of the report was to review the Ōreti Community Board financial information for the period ended 28 February 2026. The financial information was appended to the officers report as attachment A.

Resolved

Moved Sue Allison/Ross Thomson

That the Ōreti Community Board:

- a) notes the information contained in the report.

Carried

8.6 Community board reporting

Record No: R/26/4/109297

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 Cr Brian Somerville/Steve Turton

That the Ōreti Community Board:

- a) notes the information contained in the report

Carried

8.7 Councillor update

Record No: R/26/3/108360

Report presented by Councillor Brian Somerville.

The purpose of the report was 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.

Resolved

Moved Cr Brian Somerville/Sue Allison

That the Ōreti Community Board:

- a) notes the information contained in the report.

Carried

8.8 Chairperson's Report

Record No: R/26/1/1233

Chair Margie 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:

- 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.
- 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.
- 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.
- Acknowledgement and thanks to 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, Chair Ruddenklau 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

Jamie Winsloe advised that he had received very positive feedback on the Wallacetown bike track and how it is being used and enjoyed.

Resolved

Moved Chair Margie Ruddenklau/Ross Thomson

That the Ōreti Community Board:

- a) notes the information contained in the report.

Carried

Public excluded

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

Resolved

Moved Chair Margie Ruddenklau/Jamie Winsloe

That the Oreti Community Board

a) Exclude the public 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.

b) Allow Councillors Dobson and Menzies to be present for public excluded.

Carried

The meeting went into public excluded at 7.08pm.

The meeting adjourned at 7.08pm and reconvened at 7.20pm.

The meeting closed at 7.47pm.

Confirmed on:

Signed on: