



# **AGENDA**

## **Maniototo Community Board Meeting Thursday, 30 November 2023**

**Date:** Thursday, 30 November 2023

**Time:** 2.00 pm

**Location:** Ranfurly Service Centre, 15 Pery Street,  
Ranfurly

(A link to the live stream will be available on the Central Otago District Council's website.)

**Peter Kelly**  
**Chief Executive Officer**



Notice is hereby given that a meeting of the Maniototo Community Board will be held in Ranfurly Service Centre, 15 Pery Street, Ranfurly and live streamed via Microsoft Teams on Thursday, 30 November 2023 at 2.00 pm. The link to the live stream will be available on the Central Otago District Council's website.

## Order Of Business

<b>1</b>	<b>Apologies .....</b>	<b>5</b>
<b>2</b>	<b>Public Forum.....</b>	<b>5</b>
<b>3</b>	<b>Condolences .....</b>	<b>5</b>
<b>4</b>	<b>Confirmation of Minutes.....</b>	<b>5</b>
	Maniototo Community Board Meeting - 26 October 2023.....	7
<b>5</b>	<b>Declarations of Interest .....</b>	<b>11</b>
	23.6.1 Declarations of Interest Register.....	11
<b>6</b>	<b>Reports .....</b>	<b>13</b>
	23.6.2 Wedderburn Hall - Offer to Purchase.....	13
	23.6.3 Maniototo Financial Report for the Period Ending 30 September 2023.....	24
<b>7</b>	<b>Mayor's Report.....</b>	<b>28</b>
	23.6.4 Mayor's Report .....	28
<b>8</b>	<b>Chair's Report .....</b>	<b>29</b>
	23.6.5 Chair's Report.....	29
<b>9</b>	<b>Members' Reports.....</b>	<b>30</b>
	23.6.6 Members' Reports .....	30
<b>10</b>	<b>Status Reports .....</b>	<b>31</b>
	23.6.7 November 2023 Governance Report .....	31
<b>11</b>	<b>Date of the Next Meeting .....</b>	<b>38</b>



**Members** Mr R Hazlett (Chair), Mr M Harris, Cr S Duncan, Mr D Helm, Ms R McAuley

**In Attendance** T Cadogan (Mayor), P Kelly (Chief Executive Officer), L van der Voort (Group Manager - Planning and Infrastructure), Q Penniall (Infrastructure Manager), S Righarts (Group Manager - Business Support), D Rushbrook (Group Manager - Community Vision), D Scoones (Group Manager - Community Experience), S Reynolds (Governance Support Officer)

**1 APOLOGIES**

**2 PUBLIC FORUM**

**3 CONDOLENCES**

**4 CONFIRMATION OF MINUTES**

Maniototo Community Board - 26 October 2023



**MINUTES OF A MEETING OF THE  
MANIOTOTO COMMUNITY BOARD  
HELD IN THE RANFURLY SERVICE CENTRE, 15 PERY STREET, RANFURLY  
AND LIVE STREAMED VIA MICROSOFT TEAMS ON THURSDAY, 26 OCTOBER 2023  
COMMENCING AT 2.00 PM**

**PRESENT:** Mr R Hazlett (Chair), Cr S Duncan, Mr D Helm, Ms R McAuley

**IN ATTENDANCE:** P Kelly (Chief Executive Officer), L van der Voort (Group Manager - Planning and Infrastructure), Q Penniall (Infrastructure Manager), D Scoones (Group Manager - Community Experience), P Fleet (Roading Manager), P Keenan (Capital Projects Programme Manager), G Bailey (Parks and Recreation Manager), W McEnteer (Governance Manager), S Reynolds (Governance Support Officer)

**1 APOLOGIES**

**COMMITTEE RESOLUTION**

**Moved:** McAuley  
**Seconded:** Duncan

That apologies from Mr M Harris be received and accepted.

**CARRIED**

**2 PUBLIC FORUM**

There was no public forum.

**3 CONDOLENCES**

The chair referred to the deaths of Tony Kreft, Enoch Hawea, Conrad Miles. Members stood for a moment's silence as a mark of respect.

**4 CONFIRMATION OF MINUTES**

**COMMITTEE RESOLUTION**

**Moved:** Duncan  
**Seconded:** Helm

That the public minutes of the Maniototo Community Board Meeting held on 14 September 2023 be confirmed as a true and correct record.

**CARRIED**

**5 DECLARATIONS OF INTEREST**

Members were reminded of their obligations in respect of declaring any interests. There were no further declarations of interest.

## 6 REPORTS

### 23.5.2 RANFURLY POOL OPENING HOURS

To consider amending the opening hours of the Ranfurly Pool for the 2023/24 season.

It was noted that the overspend could be offset with effective advertising and promotion of the new hours encouraging increased use.

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#### COMMITTEE RESOLUTION

**Moved:** McAuley

**Seconded:** Duncan

That the Maniototo Community Board

- A. Receives the report and accepts the level of significance.
- B. Notes the opening hours of the Ranfurly Pool for the 2023/24 season:
  - Monday - Friday  
7.00am - 6.00pm
  - Saturday - Sunday  
Saturday 10:00am – 5:00pm  
Sunday 10:00am – 5:00pm.
- C. Authorises an overspend of up to \$5000 to cover additional staff costs.

**CARRIED**

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### 23.5.3 2024 MEETING SCHEDULE

To approve a schedule of Maniototo Community Board meetings for 2024.

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#### COMMITTEE RESOLUTION

**Moved:** Duncan

**Seconded:** McAuley

That the Maniototo Community Board

- A. Receives the report and accepts the level of significance.
- B. Adopts the proposed 2024 meeting schedule for the Maniototo Community Board.

**CARRIED**

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## 7 MAYOR'S REPORT

### 23.5.4 MAYOR'S REPORT

The Mayor was not present at this meeting.

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## 8 CHAIR'S REPORT

### 23.5.5 CHAIR'S REPORT

The Chair gave an update on activities and issues since the last meeting.

- Attended the book launch for 'Thomas Gilchrist and Sons Limited of the Maniototo' held at Oturehua Hall, noting the good attendance
- Attended Ewan Mason's 50-year service award celebration
- Met up with Fulton Hogan staff to discuss the water incident in Ranfurly in February
- Acknowledged Janice Remnant who has completed 20 years at CODC
- Met with Kristina Wills to get an update on the plans for Ranfurly's 125<sup>th</sup> Celebrations
- Noted that the road is slumping on Pery Street, and requested that this is investigated

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### COMMITTEE RESOLUTION

**Moved:** Hazlett

**Seconded:** Helm

That the report be received.

**CARRIED**

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## 9 MEMBERS' REPORTS

### 23.5.6 MEMBERS' REPORTS

Members gave an update on activities and issues since the last meeting.

Ms R McAuley reported on the following:

- Noted that there is a new business soon to open on the Main Street
- Requests that a sign could be put up at the cemetery to show where the tap is for hand washing before burials
- Noted that town is busy and there are lots of events on in the run up to the 125<sup>th</sup> Celebrations

Mr D Helm reported on the following:

- Attended Ewan Mason's 50-year service award celebration
- Noted that the broom on the roadsides needs spraying

Cr Duncan reported on the following:

- Attended the book launch for 'Thomas Gilchrist and Sons Limited of the Maniototo' noting the history associated with the building and the Gilchrist family
  - Noted that he has had several requests to keep the toilets in the Railways Station in use
  - Attended a working bee at the Wedderburn Hall noting a good attendance
  - Gave an update on recent Council meeting and the Cromwell Town Centre workshop
  - Noted recent discussions with Dr Steph Rotarangi the Deputy National Commander for Fire and Emergency NZ, who expressed concerns around predictions of future droughts in Australia and New Zealand
  - Noted the discussions around solar farms and the impact this could have on the area
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**COMMITTEE RESOLUTION****Moved:** McAuley**Seconded:** Helm

That the report be received.

**CARRIED**

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**10 STATUS REPORTS****23.5.7 OCTOBER 2023 GOVERNANCE REPORT**

To report on items of general interest, receive minutes and updates from key organisations and consider the legacy and current status report updates.

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**COMMITTEE RESOLUTION****Moved:** Duncan**Seconded:** Helm

That the report be received.

**CARRIED**

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**11 DATE OF THE NEXT MEETING**

The date of the next scheduled meeting is 30 November 2023.

The meeting closed at 2.27 pm

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**CHAIR / /**

## **5 DECLARATIONS OF INTEREST**

### **23.6.1 DECLARATIONS OF INTEREST REGISTER**

**Doc ID: 1383665**

#### **1. Purpose**

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

#### **2. Attachments**

**Appendix 1 - 20231130 MCB Declarations of Interest.docx** [↓](#)

<b>Name</b>	<b>Board/Council</b>	<b>Member's Declared Interests</b>	<b>Spouse/Partner's Declared Interests</b>	<b>Council Appointments</b>
Stuart Duncan	Councillor and Maniototo CB	Penvose Farms - Wedderburn Cottages and Farm at Wedderburn (Shareholder) Penvose Investments - Dairy Farm at Patearoa (Shareholder) Fire and Emergency New Zealand (Member) JD Pat Ltd (Shareholder and Director)	Penvose Farms - Wedderburn Cottages and Farm at Wedderburn (Shareholder) Penvose Investments - Dairy Farm at Patearoa (Shareholder)	Otago Regional Transport Committee Maniototo Ice Rink Committee Maniototo Curling International Inc
Mark Harris	Maniototo CB	Maniototo Lions (Member) Ranfurly Curling Club (Member)		Patearoa Recreation Reserve Committee
Robert Hazlett	Maniototo CB	D S Hazlett & Sons (Director)		Taieri Lake Recreation Reserve Committee
Duncan Helm	Maniototo CB	Maniototo Rugby Club (Life member) Sassenachs Rugby Club (member) Garibaldi Curling Club (member) St John Ambulance (Officer and Committee member) Sheep and beef farm (Owner) Gimmerburn Cemetery (Committee member)	Nurse Manager at Maniototo Hospital	
Rebecca McAuley	Maniototo CB	Maniototo Squash Club (Secretary)		Maniototo Community Arts Council

## 6 REPORTS

### 23.6.2 WEDDERBURN HALL - OFFER TO PURCHASE

Doc ID: 1356759

#### 1. Purpose of Report

To consider an expression of interest from the owner of Wedderburn Tavern to purchase the Wedderburn Town Hall and property.

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#### Recommendations

That the Maniototo Community Board

- A. Receives the report and accepts the level of significance.
  - B. Decline the offer to purchase the Wedderburn Hall given its legal status.
  - C. Resolves to engage with the Wedderburn community of interest through the Wedderburn Community Association regarding the issues relating to the future use of the Wedderburn Hall property – section 13, and the community's commitment to managing the Wedderburn Hall in manner acceptable to Council who have the gazetted responsibility from the Crown to control the Hall property.
- 

#### 2. Background

##### Legal Status of the Wedderburn Hall and Land

The Wedderburn Hall section (the Hall property) as shown in Figure 1, outlined in red is located on the corner of Railway Station Road and Ranfurly – Wedderburn Road, Wedderburn.

The Hall property is part of the Wedderburn Reserve but has its own land parcel and certificate of title – see Appendix 1.



The Hall property is crown derived and subject to the Ngai Tahu Claims Settlement Act 1998.

The Hall property is not vested in Central Otago District Council (Council), but Council is appointed to manage and control.

Given the legal status of the Hall property, it cannot be sold as Council do not own the Hall property.

However, the land and the Hall could be leased under the Reserves Act 1977 section 54 (1), but subject to Schedule 1, *“there shall be no compensation for any improvement work that may be undertaken on the Hall or the land.”*

#### Management of the Hall

In January 1926, the Wedderburn Hall Association Incorporated, purchased Section 13 from the Crown for five pounds.

In March 1960, Section 13 was transferred from the Hall Association back to the Crown ‘as an addition to the Wedderburn Domain pursuant to Part III of the Reserves and Domains Act 1953’ but now subject to the Ngai Tahu Claims Settlement Act 1998.

After the Wedderburn Domain Board ceased to exist, responsibilities held by the Domain Board passed back to Council and the management of the Hall rested with the Wedderburn Hall Committee (the committee).

The committee managed the Hall bookings, with Council invoicing and receiving payments for the use of the Hall. The committee took care of the ground maintenance around the Hall property and arranged for grazing of the Wedderburn Reserve to keep vegetation in check.

The last official use of the Hall was in 2007. Committee and community involvement waned until recently, when a group of younger community members wanted to use the Hall in return for organising internal and external working bees. This arrangement was done through Stu Duncan, who currently is the point of contact for the Hall. It was on the understanding that it would be a trial to see what may develop from there until a more formal arrangement would be determined with Council.

Given there has been an increase in families with young children in the Wedderburn community, the Wedderburn Community Association (the Association) has come out of recess with a special meeting and held a successful working bee around the Hall grounds. The Association is planning to have its Annual General Meeting in April 2024 to formalise new office bearers and plan its future direction including Hall management arrangements with Council. In the interim bookings for use at the Hall will be advised to Council and an appropriate charge will be invoiced to users. Currently Council's Fees and Charges do not include Wedderburn Hall, but this will be addressed during Councils Long Term Plan - 2024/34.

The key for the Hall will continue to be kept at the Wedderburn Tavern for the convenience of the community.

Council pays the operational costs of the Hall and undertakes minor planned maintenance annually to ensure the building remains weather tight.

The Hall has been identified as earthquake prone. The detailed seismic assessment identifies the building is 15% of the new build standard. Should the Hall continue to be used by the public, there is a statutory requirement to earthquake strengthen the building to 34% of the new build standard and bring the building up to fire and accessibility compliance standards.

The current estimated cost for this work is \$393,000 ex GST to be completed within the next 25 years or sooner if a building consent is triggered.

Additionally other capital costs to the value of \$32,500 have been proposed in the draft Long-Term Plan 2024/2034.

The costs include external and internal painting costs, a potable water treatment system, replacement oven, installation of the Council key system and a new door lintel.

As an additional note, the Wedderburn Reserve (the reserve) excluding the Wedderburn Hall and land it sits on, has a total area of 20.2724 hectares.

The reserve vested in the Maniototo County Council as recreation reserve. Due to the nature of the vesting and legislation under which it was vested, Council has the ability to obtain a fee simple title to the land which will remain subject to the Reserves Act 1977.

### **3. Discussion**

The owner of the Wedderburn Tavern has formally requested to purchase the Wedderburn Hall property with a view to developing the Hall into a private residence to accommodate staff within the Wedderburn community - see appendix 2.

It is not possible for Council to sell the Hall property; a lease agreement would need to be entered into under the Reserves Act 1977 and there would be no compensation for any improvements when the lease terminates.

The only process for the Hall property to be sold, is for Council to declare the Hall property surplus, pass it back to Land Information New Zealand (LINZ). LINZ then offer Ngai Tahu the first right of refusal to purchase, if that is declined then the Hall property would be put on the open market. At that point the owner of Wedderburn Tavern could make an offer on the Hall property to LINZ.

Before any decision can be made with regard to the future of the Hall, engagement with the Association is required.

A discussion covering the following points with the Association should include:

- use of the Hall
- the implications of the legal status of the Hall property
- the significant capital investment and ongoing operational costs to retain the Hall for the public's use
- potable water supply
- what a management structure of the Hall could look like - community managed via a lease agreement or Council management
- possibility of the Hall property being declared as surplus and the process for disposal explained

This will enable the Wedderburn community of interest to decide if they truly want to retain the Hall for their use.

If the Wedderburn community decide they have no interest in the Hall, then discussions with the owner of the Wedderburn Tavern could commence for a lease agreement given the Hall cannot be sold by Council. All the risk would sit with the leasee, especially considering there would be no compensation for any improvements made at the conclusion of the lease.

Given the significant capital investment required Council may decide that it no longer wants to retain the Hall property and divest interest in the Hall property, declare it surplus to requirements and pass back to Land Information New Zealand.

Currently options are being explored for use of the balance of the Wedderburn Reserve (20.2724 hectares) including afforestation as a possible option. The Association have informally discussed leasing the balance of the reserve for grazing or lucerne cropping to fund the Hall's operational expenses.

The Board will be consulted with at a future date regarding any of these options.

The Maniototo Ward Reserve Management Plan 2016 identifies:

<b>Proposed Development</b>	<b>Responsibility/Timeframe</b>	<b>Funding Source</b>
Removal of pine tree shelter belts in stages	Council/Medium term	Council
Replanting of shelter belt along road boundary	Council/Medium term	Council

**Future use:** Council will consider a licence to occupy with adjoining landowner in relation to grazing of these reserve areas.

#### 4. Financial Considerations

Should Council continue to operate the Hall for the public's use, then there is a legal requirement to earthquake strengthen the building and bring the building up to a fire and



accessibility compliance standard at a current estimated cost of \$393,0000 ex GST within the next 25 years or earlier should any work trigger a building consent.

These costs will be considered in the draft Long-term Plan 2024/2034.

There are no other financial implications to be considered at this time.

## 5. Options

### Option 1 – (Recommended)

Decline the offer to purchase the Wedderburn Hall given its legal status.

Engage with the Wedderburn community of interest through the Wedderburn Community Association regarding the issues relating to the future use of the Wedderburn Hall property – section 13, and the community's commitment to managing the Wedderburn Hall in manner acceptable to Council who have the gazetted responsibility from the Crown to control the Hall property.

Advantages:

- It allows the Wedderburn community to decide if they are committed to managing the Wedderburn Hall in manner acceptable to Council who have the gazetted responsibility from the Crown to manage and control the Hall property
- It allows for a transparent process regarding the Wedderburn Hall, the compliance issues and significant capital investment required should the Hall continue to be used by the public for the purpose it was built and determines who will meet those costs
- Informs the owner of the Wedderburn Tavern regarding the legal status of the Wedderburn Hall property regarding the offer to purchase

Disadvantages:

- There are no clear disadvantages with this option

### Option 2

Decline the offer to purchase the Wedderburn Hall given its legal status.

Status quo remains, the Hall is used by community informally on an ad hoc basis, with no revenue being returned to Council, but Council meeting all the operational costs.

Advantages:

- This advantages a small number of people within the Wedderburn community who have had the use the Hall for free, with no formal booking system or responsibility for use determined.
- Informs the owner of the Wedderburn Tavern regarding the legal status of the Wedderburn Hall property regarding the offer to purchase

Disadvantages:

- This arrangement clearly disadvantages the wider Maniototo community whose rates are paying operational costs associated with the Hall
- There is no formal booking procedure
- Frequency of use in the Hall cannot be monitored

- No revenue is being gathered for the use of the Hall
- No transparency or expectations of responsibilities by users
- There are significant costs to earthquake strengthen the building specially if there is no return of revenue for the use of the Hall

### Option 3

Decline the offer to purchase the Wedderburn Hall given its legal status.

The Board considers that the cost to bring the Hall up to compliance standard is excessive considering the small community the Hall services and the frequency of use.

Advantages:

- If Ngai Tahu elect not to exercise their right to purchase the Hall property, the property goes to the open market which will give an opportunity for the owner of the Wedderburn Tavern or another party to purchase on the open market and develop as they see fit

Disadvantages:

- Once the property is on the open market Council have lost control over who purchases the property and what its future use may be
- Once the property is sold, it is unlikely there would be an opportunity to purchase the property back

### Option 4

Decline the offer to purchase the Wedderburn Hall given its legal status.

The Board elects to make no further decision now regarding the Halls use, anticipating that within the draft Long-term Plan 2024/2034 the wider community will be consulted with regarding cost implications for the Maniototo community of proposed rate increases to carry out earthquake strengthening, and compliance works at the Maniototo community halls.

Advantages:

- This option provides for wider community consultation

Disadvantages:

- The Wedderburn community is a very small community, and its voice may be lost if left to the full consultation process in the draft Long-term Plan 2024/2034.
- The submission process may not engage the local Wedderburn community as well as direct engagement with the Wedderburn community.

### Option 5

Decline the offer to purchase the Wedderburn Hall given its legal status.

Call for expressions of interest to lease the Wedderburn Hall and property - section 13 under the Reserves Act 1977.

**Advantages:**

- This process could interest other parties that may want to use of the Wedderburn Hall property and create a competitive market
- Council retains the ability to control the activity at the Wedderburn Hall property
- All the financial risk sits with the potential leasee not Council

**Disadvantages:**

- This option may result in voluntary groups competing against commercial entities
- No direct engagement with the Wedderburn community of interest

May be difficult to attract potential lessees given under the Reserves Act 1977 section 54, subject to Schedule 1, there shall be no compensation for any improvement work that may be undertaken on the Hall or the land.

**6. Compliance**

<b>Local Government Act 2002 Purpose Provisions</b>	While the Local Government Act 2002 does not apply to this decision it is consistent with the provisions of the Reserves Act 1977.  This decision promotes the social, cultural and economic wellbeing of communities, in the present and for the future by allowing the community of interest to be informed of the issues regarding the Wedderburn Hall property.
<b>Decision consistent with other Council plans and policies? Such as the District Plan, Economic Development Strategy etc.</b>	The recommendation is consistent with the Reserves Act 1977.
<b>Considerations as to sustainability, the environment and climate change impacts</b>	There are no implications regarding sustainability, the environment and climate change impacts relating to the recommendations at this time.
<b>Risks Analysis</b>	There are no risks to Council associated with the recommended option.
<b>Significance, Consultation and Engagement (internal and external)</b>	The Significance and Engagement Policy has been considered, with none of the criteria being met or exceeded.

**7. Next Steps**

Advise the interested party the offer to purchase is declined due to the legal status of the Wedderburn Hall property.

Arrange a meeting with the Wedderburn Community Association to discuss the Wedderburn Hall issues and its future use as detailed in the body of the report.

**8. Attachments**

**Appendix 1 - Certificate of Title Section 13 Wedderburn Hall and property** [↓](#)

**Appendix 2 - 20230822 Wedderburn Hall Request to Purchase** [↓](#)

Report author:



Janice Remnant  
Asset Management Team Leader - Property  
11/11/2023

Reviewed and authorised by:



Louise van der Voort  
Group Manager – Planning and Infrastructure  
20/11/2023

**COMPUTER FREEHOLD REGISTER  
UNDER LAND TRANSFER ACT 1952****Historical Search Copy**

R W Muir  
Registrar-General  
of Land

**Identifier** OT216/60  
**Land Registration District** Otago  
**Date Issued** 31 March 1926

**Prior References**

OTPR19/175 WA 5/17

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<b>Estate</b>	Fee Simple
<b>Area</b>	1793 square metres more or less
<b>Legal Description</b>	Section 13 Town of Wedderburn
<b>Purpose</b>	An addition to the Wedderburn Domain

**Original Proprietors**

Her Majesty the Queen

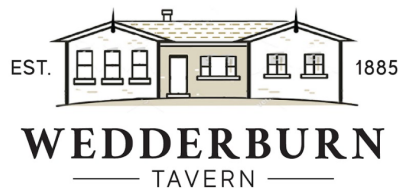
**Interests**

943735.1 Certificate extending the area of land in Permit embodied in Register OT9D/560 - 17.2.1998 at 11:57 am  
959177.1 SUBJECT TO PART 9 OF THE NGAI TAHU CLAIMS SETTLEMENT ACT 1998 (WHICH PROVIDES FOR CERTAIN DISPOSALS RELATING TO LAND TO WHICH THIS CERTIFICATE OF TITLE RELATES TO BE OFFERED FOR PURCHASE OR LEASE TO TE RUNANGA O NGAI TAHU IN CERTAIN CIRCUMSTANCES) - 15.12.1998 AT 10.06 AM  
5076793.1 Surrender of Permit OT9D/560 - 29.8.2001 at 10:14 am

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Transaction Id 5670242  
Client Reference 6NCODC.08/015YD

Historical Search Copy Dated 10/11/03 11:45 am, Page 1 of 1



Wedderburn Tavern Limited  
7147 Wedderburn-Becks Road  
Wedderburn, 9395

21 August 2023

Dear Maniototo Community Board

I am seeking the Community Board support to engage in dialogue around the future use of the Wedderburn Hall and how it can be better utilised to benefit our community both from an economic perspective and also a community one .

Anyone wanting to use the hall has to obtain the keys from the Tavern and over the past two years I have noticed that the hall has had little to no use that I am aware of. The building historically has been a cornerstone of the Wedderburn community but is no longer able to meet the needs of the community it was once built for.

The specialist reports carried out on the hall in the last month in relation to asbestos, fire and accessibility, reveal the expense to get the hall up to a standard where the community can use it again as a venue to host events may be seen as unaffordable by the wider community given its current level of use .

I have previously shared my desire to purchase the hall in order to develop it into a facility that meets the needs of the current community.

My plans include transforming it into a quaint but immaculate private residence to accommodate staff within the community. Staff accommodation is a major issue within our community and one that is stifling economic growth . As an employer, I have found if you cannot provide accommodation you cannot get staff. This sentiment is shared by many in the local business community I have spoken to . I currently accommodate 3 full staff in the Tavern accommodation and come summer that number increases. These staff bring real value to our community but due to accommodation shortages attracting more is not possible. The staff I accommodate help not only myself but other local businesses in Maniototo including Naseby Cafe and Wedderburn Lodge and Cottages. Since living in The Maniototo I have witnessed many businesses, including my own (prior to renovating the accommodation for staff), which have had to close for periods of time or offer restricted services due to being short staffed. This is not only poor for

our local tourism industry, which is one of the council's central focuses, but also undesirable for our economy.

The hall, in its current state, is becoming a burden to the community and does not represent us well. This I believe is largely due to a lack of funding. I sympathise with the Community Board as keeping establishments like the hall fit for purpose is expensive and in the current economic environment probably not the key focus.

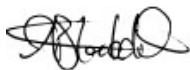
As you may have gathered I am passionate about our community and the businesses that form part of it. I have proven experience in maintaining and developing properties to ensure they not only look attractive but are effective for providing for their owners and communities.

If the community board is prepared to enter into dialogue regarding purchasing the property, I will provide a detailed plan around how I would develop the building, enhance the area for wider community use and improve the overall environment aesthetics and impact of the hall. I believe my proposal will not only reduce rate payer liability but will enhance the community economically.

I believe the hall and hall grounds could become another iconic property on the Central Otago Rail Trail for visitors to admire and further enhance the visitor experience.

I look forward to having further discussion with you and appreciate the Board's consideration of this matter.

Kind regards



Angela Stockdale  
Proprietor  
Wedderburn Tavern

### 23.6.3 MANIOTOTO FINANCIAL REPORT FOR THE PERIOD ENDING 30 SEPTEMBER 2023

Doc ID: 1390741

#### 1. Purpose

To consider the financial performance overview as at 30 September 2023.

#### Recommendations

That the report be received.

#### 2. Discussion

These statements are designed to give an overview on the end of financial year performance.

The operating statement for the three months ending 30 September 2023 shows an unfavourable variance of (\$1k) against the revised budget.

2023/24 Full Year Annual Plan \$000	3 MONTHS ENDING 30 SEPTEMBER 2023				2023/24 Full Year Revised Budget \$000
		YTD Actual \$000	YTD Revised Budget \$000	YTD Variance \$000	
	<b>Income</b>				
186	User fees and other income	47	47	-	186
30	Internal Interest Revenue	24	7	17	30
1,059	Rates	255	292	(37)	1,059
-	Reserves Contributions	2	-	2	-
3	Other capital contributions	-	1	(1)	3
<b>1,278</b>	<b>Total Income</b>	<b>328</b>	<b>347</b>	<b>(19)</b>	<b>1,278</b>
	<b>Expenditure</b>				
42	Rates Expense	47	42	(5)	42
49	Other Costs	3	12	9	49
105	Staff	15	26	11	105
276	Contracts	46	69	23	276
24	Grants	-	6	6	24
51	Fuel and Energy	11	13	2	51
24	Building Repairs and Mtce	7	6	(1)	24
222	Cost Allocations	53	55	2	222
12	Internal Interest Expense	10	3	(7)	12
7	Professional fees	25	2	(23)	7
353	Depreciation	88	88	-	353
21	Members Remuneration	4	5	1	21
<b>1,186</b>	<b>Total Expenditure</b>	<b>309</b>	<b>327</b>	<b>18</b>	<b>1,186</b>
<b>92</b>	<b>Operating Surplus / (Deficit)</b>	<b>19</b>	<b>20</b>	<b>(1)</b>	<b>92</b>

This table has rounding (+/-1)



### Income for period ending 30 September 2023

Operating income reflects an unfavourable variance to the revised budget of (\$19k).

- Rates shows unfavourable variance (\$37k). This is due to the 2023/24 Annual Plan budget monthly split being out of sync with the rates income journal, this will correct itself going forward.
- Internal interest revenue has a favourable variance of \$17k. Interest revenue on surplus reserves are higher than budget due to market term deposit interest rates increasing.

### Expenditure for period ending 30 September 2023

Expenditure has a favourable variance of \$18k against the revised budget. The variances are detailed below:

- Other costs at \$9k and contracts at \$23k are all favourable year-to-date. These expenses are more needs-based and therefore the variance is a timing issue only. The contracts variance relates to both buildings planned maintenance and parks and reserves open space contract.
- Staff has a favourable variance of \$11k. This is mainly due to the timing of the Ranfurly Pool seasonal staff budgets and the opening of the pool around November 2023.
- Professional fees have an unfavourable variance (\$23k). This is for professional services on fire engineering, accessibility and concept strengthening reports for: Pioneer Store; Maniototo stadium; Naseby Hall; Wedderburn Hall and Patearoa Hall. These projects are funded by Better Off Funding still to be received from the DIA.

### Capital Expenditure

Capital expenditure (CAPEX) for the period ending 30 September 2023 reflects that CAPEX spending is \$25k favourable to the revised budget. The actual capital expenditure year to date is 5.5% of the total revised budget. Carry-forward capital works project budgets from 2022/23 are still being worked through. Those projects that had started in the previous year are continuing. The carry-forward budgets will be presented to the Council towards the end of the calendar year. This table will be updated for the December 2023 financial report.

2023/24 Full Year Annual Plan \$000	3 MONTHS ENDING 30 SEPTEMBER 2023					2023/24 Full Year Revised Budget \$000
		YTD Actual \$000	YTD Revised Budget \$000	YTD Variance \$000		
	<b>Parks &amp; Reserves</b>					
48	Other Reserves	-	12	12	●	48
27	Ranfurly Pool	7	7	-	●	27
7	Naseby Dam Reserve	-	2	2	●	7
<b>82</b>	<b>Total Parks &amp; Reserves</b>	<b>7</b>	<b>21</b>	<b>14</b>		<b>82</b>
	<b>Property</b>					
5	Property General	-	1	1	●	5
6	Community Halls	-	2	2	●	6
3	Naseby Hall	-	1	1	●	3
21	Pioneer Store	-	5	5	●	21
9	Ranfurly Arts Centre	-	2	2	●	9
<b>44</b>	<b>Total Property</b>	<b>-</b>	<b>11</b>	<b>11</b>	●	<b>44</b>
<b>126</b>	<b>Total Capital Expenditure</b>	<b>7</b>	<b>32</b>	<b>25</b>		<b>126</b>

The significant variances are:

**Parks and Reserves has an overall favourable variance of \$14k**

- Parks and reserves work programmes are being prepared and are in the planning stage.
- Ranfurly Pool has replaced some of the damaged pool covers.

**Property has an overall favourable variance of \$11k**

- Property work programmes are being prepared and are in the planning stage.
- Pioneer Store earthquake strengthening project is being reassessed for the upcoming Long-term Plan 2024-34.
- Naseby hall rewiring project is in progress.

**Reserve Funds table for Maniototo Ward**

- As of 30 June 2023, the Maniototo ward had an audited closing balance in the Reserve Funds of \$847k. This is the ward-specific reserves and does not factor in the district-wide reserves which are in deficit at (\$24.699M). Refer to Appendix 1.

### 3. Attachments

**Appendix 1 - Maniototo Ward Reserves 2022-2023 [↓](#)**

Report author:

Reviewed and authorised by:



Donna McKewen  
Accountant  
8/11/2023



Saskia Righarts  
Group Manager – Business Support  
10/11/2023

## UNAUDITED - 2022/23 Annual Report

<b>MANIOTOTO RESERVES</b>	<b>Opening Balance</b>	<b>Transfers In</b>	<b>Transfers Out</b>	<b>Closing Balance</b>
	<b>A</b>	<b>B</b>	<b>C</b>	<b>D = A + B - C</b>
<b>Maniototo Recreation and Culture Charge</b>				
5039 - Centennial Milkbar	111,925	2,965	(1,040)	113,849
5132 - Maniototo Trust Fund	261,381	6,920	(9,490)	258,811
5412 - Maniototo Stadium	201,171	12,326	-	213,497
5413 - Oturehua Domain	44,229	2,412	-	46,642
5414 - Maniototo Arts Centre	-	-	-	-
5415 - Ranfurly Public Hall	-	-	-	-
5416 - Ranfurly Railway Station	3,834	9,090	-	12,923
5417 - Community Halls Maniototo	-	-	-	-
5421 - Naseby Public Hall	-	-	-	-
5441 - Maniototo Hospital Grant	(105,389)	-	(20,695)	(126,084)
5462 - Other Reserves Maniototo	21,740	576	(106,588)	(84,272)
5491 - Ranfurly Pool	159,665	34,790	-	194,455
5492 - Naseby Dam Reserve	47,203	36,947	-	84,150
	<b>745,759</b>	<b>106,026</b>	<b>(137,813)</b>	<b>713,972</b>
<b>Maniototo Ward Services Rate</b>				
5111 - General Revenues Maniototo	(277,060)	119,406	(403,337)	(560,991)
5341 - Forestry Maniototo	-	-	-	-
5352 - Farms Hall Wilson Rd Maniototo	190,728	27,202	-	217,930
5353 - Farms Park Farm Maniototo	-	-	-	-
5355 - Property General Maniototo	36,078	956	(2,780)	34,253
5356 - Endowment Land Income Naseby	(101,023)	174,535	(26,239)	47,273
5358 - Pioneer Store Naseby	-	-	-	-
5451 - Patearoa Recreation Reserve Committee	94,221	4,845	-	99,065
5431 - Maniototo Grants	-	-	-	-
	<b>(57,057)</b>	<b>326,943</b>	<b>(432,357)</b>	<b>(162,470)</b>
<b>Maniototo Promotion Charge</b>				
5033 - Maniototo Promotions	-	-	-	-
	-	-	-	-
<b>Maniototo Ward Services Charge</b>				
5211 - Elected Members Maniototo	-	-	-	-
5831 - Ranfurly Cemetery	103,557	2,743	(89,900)	16,399
5832 - Naseby Cemetery	1,252	5,227	-	6,479
	<b>104,808</b>	<b>7,971</b>	<b>(89,900)</b>	<b>22,878</b>
<b>Maniototo Ward Specific Reserves</b>				
5125 - Maniototo Land SD Fund	252,713	20,399	-	273,112
	<b>252,713</b>	<b>20,399</b>	-	<b>273,112</b>
<b>Maniototo Ward Development Fund</b>				
	-	-	-	-
	-	-	-	-
<b>Grand Total</b>	<b>1,046,224</b>	<b>461,339</b>	<b>(660,070)</b>	<b>847,492</b>

## **7 MAYOR'S REPORT**

### **23.6.4 MAYOR'S REPORT**

**Doc ID: 1383816**

#### **1. Purpose**

To consider an update from His Worship the Mayor.

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#### **Recommendations**

That the Maniototo Community Board receives the report.

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His Worship the Mayor will give a verbal update on activities and issues of interest since the last meeting.

#### **2. Attachments**

**Nil**

## **8 CHAIR'S REPORT**

### **23.6.5 CHAIR'S REPORT**

**Doc ID: 1383817**

#### **1. Purpose**

The Chair will give an update on activities and issues since the last meeting.

---

#### **Recommendations**

That the report be received.

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#### **2. Attachments**

Nil

## **9 MEMBERS' REPORTS**

### **23.6.6 MEMBERS' REPORTS**

**Doc ID: 1383827**

#### **1. Purpose**

Members will give an update on activities and issues since the last meeting.

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#### **Recommendations**

That the report be received.

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#### **2. Attachments**

Nil

## 10 STATUS REPORTS

### 23.6.7 NOVEMBER 2023 GOVERNANCE REPORT

Doc ID: 1383830

#### 1. Purpose

To report on items of general interest, receive minutes and updates from key organisations and consider the legacy and current status report updates.

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#### Recommendations

That the report be received.

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#### 2. Discussion Status Reports

The status reports have been updated with actions since the previous meeting (Appendix 1).

#### 3. Attachments

**Appendix 1 - 20231130 MCB Status Updates.docx** [↓](#)

Report author:



Sarah Reynolds  
Governance Support Officer  
10/11/2023

Reviewed and authorised by:



Saskia Righarts  
Group Manager - Business Support  
10/11/2023

Status Updates		Committee: Maniototo Community Board			
Meeting	Report Title	Resolution No	Resolution	Officer	Status
26/10/2023	2024 Meeting Schedule	23.5.3	That the Maniototo Community Board A. Receives the report and accepts the level of significance. B. Adopts the proposed 2024 meeting schedule for the Maniototo Community Board.	Governance Manager	<b>30 Oct 2023</b> Meeting schedule has been entered into calendars for elected members and the community. <b>MATTER CLOSED</b>
26/10/2023	Ranfurly Pool Opening Hours	23.5.2	That the Maniototo Community Board A. Receives the report and accepts the level of significance. B. Notes the opening hours of the Ranfurly Pool for the 2023/24 season: <u>Monday - Friday</u> 7.00am - 6.00pm <u>Saturday - Sunday</u> Saturday 10:00am – 5:00pm Sunday 10:00am – 5:00pm. C. Authorises an overspend of up to \$5000 to cover additional staff costs.	Parks and Recreation Manager	<b>07 Nov 2023</b> Resolution implemented. <b>MATTER CLOSED</b>
14/09/2023	2023/24 Community and Promotions Grants Applications - 1st Funding Round	23.4.2	That the Maniototo Community Board: A. Receives the report and accepts the level of significance. B. Allocates \$8,300 to the Maniototo Early Settlers Association Inc. towards annual operating costs from the 2023/24 community grants budget. C. Allocates \$4,000 to the Naseby Information and Craft Inc. towards annual expenses from the 2023/24 community grants budget. D. Allocated \$2,500 to Naseby Vision Inc toward a new information map in Naseby from the 2023/24 promotions grant budget.	Media and Marketing Manager	<b>07 Nov 2023</b> Grants to the Maniototo Early Settlers Association Inc and the Naseby Information and Craft Inc. have been paid. Staff will ensure accountability reports are provided when due. No further update from Naseby Vision. Grant not yet uplifted. <b>29 Sep 2023</b> All Applicants advised of Board decision and supplied with details on how to uplift grant.



16/03/2023	Request to Fill the Former Ranfurly Ice Rink with Water	23.1.4	<p>That the Maniototo Community Board</p> <p>A. Receives the report and accepts the level of significance.</p> <p>B. Declines the request for filling the former Ranfurly Ice Rink with water, add plantings and create walkways around the site.</p> <p>C. The Maniototo Rugby Club is approached to determine their interest in leasing the site for additional cropping.</p>	Parks and Recreation Manager	<p><b>07 Nov 2023</b> Advertisements for other parties to graze this area will be undertaken shortly.</p> <p><b>17 Oct 2023</b> No response from Rugby advertisements for other parties to graze this area will be undertaken shortly.</p> <p><b>22 Aug 2023</b> Several attempts have been made to follow up on this with the Rugby Club. No response has been received. It is now proposed that the area be advertised for grazing from interested parties.</p> <p><b>21 Jul 2023</b> No update.</p> <p><b>01 Jun 2023</b> No response received from Rugby Club.</p> <p><b>18 Apr 2023</b> Letter sent to Rugby club to ascertain if they would like to lease the area for cropping, no response received to date.</p> <p><b>27 Mar 2023</b> Action memo sent to staff.</p>
25/06/2020	Lease of Kyeburn Reserve	20.3.6	<p>That the Maniototo Community Board</p> <p>A. <b>Receives</b> the report and accepts the level of significance.</p> <p>B. <b>Agrees</b> to formally acknowledge that the Kyeburn Hall is owned by the Kyeburn Hall Committee.</p> <p>C. <b>Agrees</b> to recommend that Council grants the Committee a lease pursuant to Section 61 (2A) of the Reserves Act 1977, on the following terms:</p> <ol style="list-style-type: none"> <li>1. Permitted use: Community Hall</li> <li>2. Term: 33 years</li> <li>3. Rights of Renewal: None</li> <li>4. Land Description: Sec 20 Blk VII Maniototo SD</li> <li>5. Area: 0.4837 hectares</li> <li>6. Rent: \$1.00 per annum if requested</li> </ol>	Asset Management Team Leader - Property	<p><b>02 Nov 2023</b> Requested that the Kyeburn Hall Committee table this issue at their AGM. The Kyeburn Hall Committee reported back that it is under discussion with the Kyeburn Library Committee Inc. as they are already incorporated.</p> <p><b>03 Oct 2023</b> No Change.</p> <p><b>22 Aug 2023</b> No change.</p> <p><b>18 Jul 2023</b> No change.</p> <p><b>01 Jun 2023</b> No change.</p> <p><b>27 Apr 2023</b> On hold, no change.</p> <p><b>28 Feb 2023</b></p>

			<p>Subject to the Kyeburn Hall Committee:</p> <ol style="list-style-type: none"> <li>1. Becoming an Incorporated Society</li> <li>2. Being responsible for all outgoings, including utilities, electricity telephone, rubbish collection, rates and ground maintenance.</li> </ol>	<p>No Change</p> <p><b>19 Jan 2023</b> On hold. No change.</p> <p><b>15 Nov 2022</b> Further informal discussions have taken place regarding an existing entity taking up the lease. Awaiting feedback from the committee.</p> <p><b>29 Aug 2022</b> On hold. No change.</p> <p><b>08 Jun 2022</b> On hold - no change.</p> <p><b>29 Apr 2022</b> No further update at this stage.</p> <p><b>August 2021</b> On hold until meeting able to take place. On Hold.</p> <p><b>July 2021</b> The Committee requested that the meeting be delayed until July, due to an illness.</p> <p><b>May 2021</b> due to delays, Property and Facilities Officer – Ranfurly to discuss next steps with Committee in June.</p> <p><b>February - April 2021</b> Property and Facilities Officer - Ranfurly to meet Committee in May 2021 and discuss next steps.</p> <p><b>24 July 2020</b> Council ratified the lease. Waiting for confirmation from the Hall Committee of their Incorporated status to issue the lease.</p> <p><b>25 June 2020</b> Kyeburn Hall Committee advised of Board's resolution. Report for ratification of Lease going to Council on 15 July 2020.</p> <p><b>June 2020</b> Action memo sent to Property and Facilities Officer - Ranfurly.</p>
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12/09/2019	Ex Patearoa School Building - Consent to Sublease (PRO 64-5111-L1)	19.5.9	<p>That the Maniototo Community Board</p> <p>A. <u>RESOLVED</u> that the report be received, and the level of significance accepted.</p> <p>B. <u>RESOLVED</u> that the Board consent to the Patearoa Community Trust Incorporated subleasing the school building to Dairy Farm Partnership for a term expiring 31 December 2021, subject to the Chief Executive Officer being satisfied with the sublease agreement.</p> <p>C. <u>RESOLVED</u> that the Board consent to a variation of the lease between the Patearoa Community Trust Incorporated and Council by amending clause 3.2 to refer specifically to any future income from "a camping ground", when the Trust income from the reserve is greater than operating costs.</p>	Asset Management Team Leader - Property	<p><b>02 Nov 2023</b> No change</p> <p><b>03 Oct 2023</b> No change.</p> <p><b>22 Aug 2023</b> No change.</p> <p><b>18 Jul 2023</b> No change.</p> <p><b>01 Jun 2023</b> No change.</p> <p><b>27 Apr 2023</b> No change.</p> <p><b>28 Feb 2023</b> No Change</p> <p><b>19 Jan 2023</b> December 22 – Licence to Occupy has been issued to Taiki Maniototo for .9ha. A proposal to formalise a lease for the school building will be brought to the Board in 2023</p> <p><b>15 Nov 2022</b> A Licence to Occupy is being worked on for .9ha, including the decommissioned swimming pool with Taiki Maniototo, it has been publicly advertised calling for submissions. A proposal to lease the school building will be brought back to the Board in 2023.</p> <p><b>29 Aug 2022</b> The Patearoa Community Trust have passed back the lease of the Patearoa School Section to Council where the sub lease was to be issued. Dairy Farm Partnership entity no longer occupy the building. The Patearoa Community Trust will be issued with a variation of lease for the remaining section 66 Blk Upper Taieri SD (Tennis Pavilion and Courts), permitted use being not for profit recreational activities.</p> <p><b>08 Jun 2022</b> No further update.</p>
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					<p><b>29 Apr 2022</b> No further update at this stage.</p> <p><b>March 2022</b> No further update currently.</p> <p><b>February 2022</b> The Patearoa Community Trust have informally contacted staff regarding the lease. Discussions continue with the Trust. The January 2022 review is a rent review.</p> <p><b>August 2021</b> No response from Chairman of the Patearoa Community Trust, the lease is up for review in 2022 with the process commencing in January 2022. On hold until lease is reviewed in 2022.</p> <p><b>July 2021</b> Formally emailed the Chair of the Patearoa Community Trust to progress matters but have not yet received a reply.</p> <p><b>June 2021</b> Letter sent to Patearoa Community Trust chairman (Hunter Stevenson), requesting a copy of the sub lease given it is understood Dairy Farm Partnership continue to occupy the school building on an exclusive, permanent basis for which the Trust is receiving payment. Letter copied to Max Paterson.</p> <p><b>September 2020</b> Updates to resume once matter no longer on hold.</p> <p><b>May – July 2020</b> No further progress to date</p> <p><b>March 2020</b> As per the below. Resolution to be placed on hold until the agreement has been received.</p> <p><b>January 2020</b> Patearoa Community Trust have advised that they are on hold with the proposed sub-lease with Dairy Farm Partnership.</p>
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					<p><b>November 2019</b> Council's Property and Facilities Officer – Maniototo has followed up with the Patearoa Community Trust and is waiting to view the agreement between the Trust and Dairy Farm Partnership.</p> <p><b>October 2019</b> Action memo sent to the Property and Facilities Officer – Maniototo.</p>
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**11            DATE OF THE NEXT MEETING**

The date of the next scheduled meeting is 25 January 2024.