

GERALDINE COMMUNITY BOARD MEETING

Commencing at 7:30pm

On

Wednesday 28 January 2009

**Geraldine Library/Service Centre
Talbot Street
Geraldine**

TIMARU DISTRICT COUNCIL

Notice is hereby given that a meeting of the Geraldine Community Board will be held in the Geraldine Library/Service Centre, Talbot Street, Geraldine, on Wednesday 28 January 2009, at 7:30pm.

LOCAL AUTHORITIES (MEMBERS' INTERESTS) ACT 1968

Community Board members are reminded that if you have a pecuniary interest in any item on the agenda, then you must declare this interest and refrain from discussing or voting on this item, and are advised to withdraw from the meeting table.

Warwick Isaacs
CHIEF EXECUTIVE

GERALDINE COMMUNITY BOARD

28 January 2009

AGENDA

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3		Identification of Items of Urgent Business (including public forum items)
4		Identification of Matters of a Minor Nature (including public forum items)
5		Chairman's Report
6	1	Confirmation of Minutes
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8	8	Geraldine Historical Society Building Extension
9	10	Geraldine District Projects Trust
10	13	Geraldine Community Resource Centre Update
11	15	Recession
12		Consideration of Urgent Business Items (including public forum items)
13		Consideration of Minor Nature Matters (including public forum items)
14		Board Members' Reports

GERALDINE COMMUNITY BOARD
FOR THE MEETING OF 28 JANUARY 2009

Report for Agenda Item No 6

Prepared by Joanne Brownie
Secretarial Assistant

Confirmation of Minutes

Minutes of the Geraldine Community Board meeting of 19 November 2008.

Recommendation

That the minutes of the Geraldine Community Board meeting held on 19 November 2008 be confirmed as a true and correct record.

TIMARU DISTRICT COUNCIL

MINUTES OF THE MEETING OF THE GERALDINE COMMUNITY BOARD, HELD IN THE MEETING ROOM, GERALDINE LIBRARY/SERVICE CENTRE, TALBOT STREET, GERALDINE ON WEDNESDAY 19 NOVEMBER 2008 AT 7.30PM

PRESENT Mrs Morten (Chairman), Clr Oliver, Mesdames Cain and Guerin, Messrs Gresham, Peacock (from 7.40pm) and Simpson

APOLOGY Mr Peacock (for lateness)

IN ATTENDANCE Mr Field (Boffa Miskell) for item 5
Customer Services Manager (J Ensor)
Secretarial Assistant (K Kitching)

1 IDENTIFICATION OF URGENT BUSINESS

Proposed M Simpson
Seconded D Gresham

“That the proposed sale of reserve land 4615 be considered as urgent business at this meeting.”

MOTION CARRIED

2 IDENTIFICATION OF MINOR NATURE MATTERS

The Board agreed that tree damage be considered as a minor nature item at this meeting.

3 CHAIRMAN'S REPORT

The Chairman reported on duties she had carried out on behalf of the Board since the last meeting, including Jim Hopa's retirement function in which she thanked those who assisted with the organising; rhododendron conference; and acknowledged that Board members have now completed one year of a three year term.

4 CONFIRMATION OF MINUTES

Proposed R Cain
Seconded A Guerin

“That the minutes of the Geraldine Community Board meeting held on 8 October 2008 be confirmed as a true and correct record.”

MOTION CARRIED

5 GERALDINE DOWNS LANDSCAPE STUDY (File P5/3/7/1)

William Field from Boffa Miskell Ltd gave a detailed presentation on the “Geraldine Downs Landscape Study” findings. The study provides a comprehensive assessment of the landscape values of this unique area of the District which combined the technical expertise of the consultants with the aspirations of the community.

Lengthy discussion took place on the study findings along with considering options for progressing the Geraldine Downs Landscape Study. It was agreed that a workshop take place with Council planning staff before any firm decisions are made to move forward on this matter.

Proposed R Cain
Seconded R Peacock

“That a workshop be held with Planning Unit staff to assist the Geraldine Community Board progressing to the next step.”

MOTION CARRIED

6 THOMAS HOBSON TRUST FUND – ACCOUNTS AND APPLICATIONS
(File G3/4)

Board members considered a report with copies of financial accounts, and applications for funding from the Thomas Hobson Trust Fund.

It was requested that the financial accounts, compiled by Public Trust, include a more detailed summary of leasing expenses, repairs and maintenance and payment information. The high administration costs were also of concern.

6.1 Proposed D Gresham
Seconded M Simpson

“THAT the Chairman and Customer Services Manager consult with the Public Trust in regard to obtaining more detailed statements for leasing expenses and payments information.”

MOTION CARRIED

6.2 Proposed M Oliver
Seconded M Simpson

“THAT the applications be received, and that the following grants be recommended to the District Public Trustee:

Peel Forest Community Hall Committee

\$2,700.00 Purchase and installation of second hand dishwasher as part of Hall upgrade

Temuka and Geraldine A & P Association

\$1,800.00 Replace wooden weather boards on office building at Winchester show grounds to comply with building codes and safety requirements for use of building on show day.”

MOTION CARRIED

7 SCHOOL SOCIAL WORKER – REQUEST FOR SUPPORT

Consideration was given to a request from Geraldine schools (Geraldine High School, Geraldine Primary School, Woodbury School and Carew Peel Forest School) for a statement of support from the Geraldine Community Board regarding the need for and benefits of a school-based social worker for the Geraldine community.

The Geraldine schools are applying to the Joint Schools Initiative Funding Group for funding to begin this service. It was agreed that the application would be

supported by the Community Board as it sees a genuine need for a social worker to assist the community's school children and pre-schoolers, thus taking the onus off school principals and teachers alike.

Proposed M Oliver
Seconded D Gresham

"That the Geraldine Community Board provide a statement of support for the proposal for a school social worker service in the Geraldine community."

MOTION CARRIED

8 CONSIDERATION OF URGENT BUSINESS

The Board discussed the urgent business issue regarding the proposed sale of reserve land 4615. After discussions it was noted that the issue with reserve land 4615 was withdrawn. However Mr Simpson stated he was concerned that the Community Board had not been consulted in regard to the sale of reserve land as he believes it is Council policy to consult with the Community Board prior to sale negotiations commencing.

The Board requested further information on the proposed sale of land as mentioned in the recent elected members' newsletter (3 November 2008).

9 CONSIDERATION OF MINOR NATURE ISSUE

The Board discussed the minor nature issue regarding trees falling over a fence onto Council property in Ferry Road.

10 BOARD MEMBERS' REPORTS

Board members reported on duties they had attended on behalf of the Board since the last meeting, including Geraldine Promotions Association, Blandswood Committee AGM, Vera Clearwater presentation.

The meeting was also advised that the Christmas banners will be erected shortly; and of the Orari Bridge Hall Committee's decision to dispose of hall. The continuing electricity supply to Geraldine was noted as a major concern and a matter of urgency.

The meeting concluded at 9.40pm.

Chairman

GERALDINE COMMUNITY BOARD
FOR THE MEETING OF 28 JANUARY 2009

Report for Agenda Item No 7

Prepared by **Matt Ambler**
 Property Manager

Orari Bridge Hall (File P9/6)

Purpose of Report

The purpose of the report is to seek the Board's recommendation, to go forward to the Policy and Development Committee, that the Orari Bridge hall be disposed of.

Background

The subject hall is located on the Main North Road, about 4 kms north of Geraldine, prior to the Orari river bridge. The hall is on land owned by Council according to freehold title issued in 1927. The site area of 4047m² is depicted on the attached aerial photograph.

The hall has been run by a locally elected committee for many years, but recently Council received advice from the local community that because of declining usage, there was a wish to discontinue management of the hall. The committee is a group of individuals and has no legal status.

The original hall building appears to have been constructed about 1927 by locals. In 1976 a concrete block ablutions facility was added on the north side of the building. The overall facility appears to be in fair to sound condition.

The land is held as a freehold title and is zoned Rural 2 on the Operative District plan. The site is not serviced and, as a public hall, the rates are remitted on the property.

Options

The reasonably practicable options are as follows:

- Council does nothing and leaves the hall on site.
- Council looks to lease the land and buildings.
- Council sells the land and buildings.

The building is currently in reasonable order given its age, but in the event of damage occurring, there is no provision for maintaining the building. With little or no options evident for funding any such work from local sources, the hall would become a burden to ratepayers. Its isolation from Geraldine may render it a target for vandalism.

The cost and process of demolition without an end user is not seen as good use of Council funds. The land adjoins the Main North Road with good exposure, but the zoning may restrict potential users. Opportunities for a market rent are considered limited. Ownership would be the ideal option for development for a potential occupier.

The hall has served a social purpose for the community in the past, but it has become evident that the hall is no longer meeting a useful purpose for the community, as evidenced by the committee's approach to Council.

The preferred option is the sale of the land and buildings.

Identification of Relevant Legislation, Council Policy and Plans

The land zoning does permit a range of uses which could attract interest.

Assessment of Significance

This matter is not deemed significant under the Council's Significance Policy.

Consultation

Consultation was initiated by the hall committee following a public meeting to establish the level of interest in keeping the hall open. Due to the low level of interest, the approach was made to the Council.

Subsequent discussions have been held with the current hall committee chairman about the use of proceeds from sale if the event of Council confirming the proposed disposal outcome. The local view is that the proceeds should be focused on local Geraldine projects.

Other Considerations

There are no other considerations relevant to this matter.

Funding Implications

The property has a 2008 capital value of \$145,000 (previously \$92,000), of which \$90,000 is land value.

Conclusion

The building is not easily removed and is best left on site. It has served a long-standing social function, but as has become the case with many rural halls, its use to the community has faded. The hall does not need to be retained for social well being and is not currently catered for under existing hall budgets.

The best option and the recommendation is to offer the property on the open market to determine demand and achieve best outcome while it is still in reasonable condition.

As to the proceeds, to meet the local expectations it is probably most acceptable to apportion the proceeds between land and improvements on the basis of the new rating valuation and to credit the land portion to the normal sale of land account and the improvements portion to a new account for a community project in the Geraldine ward.

Recommendation

That the Board recommends to the Policy and Development Committee that:

- a) **The property be offered for sale on the open market.**
- b) **The Chief Executive be granted the authority to action the disposal.**
- c) **The proceeds be apportioned between the property account (for the land value share) and a new special fund for a community project in the Geraldine Ward (for the improvements share) on the basis of the 2008 rating valuation.**



**GERALDINE COMMUNITY BOARD
FOR THE MEETING OF 28 JANUARY 2009**

Report for Agenda Item No 8

**Prepared by Rosie Morten
 Chairman**

Geraldine Historical Society Building Extension (File O2/9)

Attached is a letter from the Geraldine Historical Society (Inc), dated 11 December 2008 requesting a letter of support for its planned building extension.

Geraldine Community Board representatives met with the Geraldine Historical Society on 20 January and the Chairman will report on those discussions at the meeting.

Recommendation

For consideration

Geraldine Historical Society (Inc) 96437



MUSEUM

5 Cox Street, Geraldine
Telephone: (03) 693 7028
E-mail: gdemuseum@xtra.co.nz

11 December 2008

Members of Geraldine Community Board
C/- Geraldine Service Centre
Geraldine 7930

Dear Rosie & Community Board members

The Geraldine Historical Society have been investigating a proposal to erect a freestanding building, adjacent to the present museum building; and we are now at the stage where, we would appreciate a letter of support for our planned building extension.

The proposed building is intended to be available for community use and displays/exhibitions. The internal open space is flexible thus allowing for small historical changing exhibitions which will reflect the diversity of Geraldine's history such as Lodge no 27, which is now closed, 100 years of Geraldine Post Office, it might be World War 2 uniforms from Geraldine, historical paintings, celebrations of special dates and events of the district. Space would be available for short term exhibition and use from community groups i.e. Creative Fibre and to families holding family reunions.

The building can be used at night independently or in conjunction with the museum. Mr Brian Horrell, leasee of the Geraldine Camping Ground has already indicated they would like to have some of their group tours use this facility, and are therefore in total agreeance of this proposal, even though the proposed building encroaches on a small portion of current camp ground.

We would like to have the opportunity to speak to members of the Geraldine Community Board about our proposed building programme.

Yours sincerely

Robyn Angus
Secretary

**GERALDINE COMMUNITY BOARD
FOR THE MEETING OF 28 JANUARY 2009**

Report for Agenda Item No 9

**Prepared by Rosie Morten
 Chairman**

Geraldine District Projects Trust (File C5/3/1)

The Geraldine District Projects Trust report is attached for the information of the Board.

Recommendation

To be received and noted.

Geraldine District Projects Trust

Report for Timaru District Council

The Geraldine District Projects Trust Annual General Meeting was held on January 15th 2009 at 4pm in the Geraldine Service Centre.

Present

Rosie Morten Representing TDC on recommendation of Geraldine Community Board
 Paula Wilson “ “ “ “ “ “
 Ron Taylor Representing Lions Club of Geraldine
 Sue Harrison South Representing Geraldine High School Board of Trustees
 Jim Hodges Representing Geraldine Aged Persons Welfare

Chairman's Report – attached

Financial Report

Audited accounts attached

Election of Officers

Chairman Rosie Morten
 Secretary Sue Harrison South
 Treasurer Paula Wilson
 Signatories Rosie Morten, Paula Wilson, Jim Hodges

The above officers were all returned subject to confirmation from the parent bodies they represent

Annual Report Geraldine District Projects Trust 2008

2008 was a very quiet year for the GDPT with the finalising of the 150th project being the only business.

24 patchwork items made for display during the 150th celebrations were purchased with a grant from the Geraldine Licensing Trust as a lasting record of the event. They have been displayed in the TDC foyer for 6 weeks from May and in Geraldine for the National Rhododendron Conference in October. Both displays were very favourably received. They are stored at the Geraldine Historic Museum when not on display.

The commemorative tree now has a plaque and I would like to thank Gary Foster from the Council for arranging for it to be made and put in place.

I would like to thank Paula for attending to the accounts and our auditor George Hunter for auditing our books.

Rosie Morten

Chairman
 Geraldine District Projects Trust

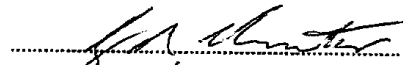
GERALDINE DISTRICT PROJECTS TRUST
STATEMENT OF INCOME AND EXPENDITURE

01-07-07 to 30-06-08

INCOME		EXPENDITURE	
Balance 30-6-07	2,286.67	Cheque Book account fees	3.00
minus		Advertising	2,510.56
U/P cheque 14-07	800.00	Postage & Stationery	347.88
Total	1,486.67	Patchwork	5,370.00
Grants	5,370.00		
150 th Celebration Lets Party Advertising & Marquee	1,903.77	Balance 30.6.08	529.00
Total	\$8,760.44	Total	\$8,760.44

I have audited the above statement of Income and Expenditure. I have obtained all the information and explanations I have required. In common with other similar organisations control over income prior to its being recorded is limited and there are no practical audit procedures to determine the effect of this limitation.

In my opinion, except for adjustments which might have been found necessary because of the limitation mentioned above, proper accounting records have been kept by the Geraldine District Projects Trust. The statement of Income and Expenditure is in agreement with the accounting records and gives a true and fair view of the financial position of the Geraldine District Projects Trust at 30 June 2008 and the results of its operations for the year ended on that date.


GRK Hunter Chartered Accountant (Hon Retired) 20 October 2008

**GERALDINE COMMUNITY BOARD
FOR THE MEETING OF 28 JANUARY 2009**

Report for Agenda Item No 10

**Prepared by Rosie Morten
 Chairman**

Geraldine Community Resource Centre (File C5/3/1)

A letter from the Geraldine Community Resource Centre is attached, inviting the Board to discuss how the centre can be of assistance.

Recommendation

For consideration.

96438



Geraldine Community Resource Centre
PO Box 111, Wilson Street Geraldine, South Canterbury
03 693 7001

19 November 2008

Rose Morten
Chairperson
Geraldine Community Board
SH 1
Orari
Geraldine

Dear Rose,

The Geraldine Resource Centre Trust has been open since the 29 August 2008. The Resource Centre would now like to take this opportunity to update you on how the first few months have gone, we have been excited about the increased awareness and support from our community to date.

We have also been encouraged by our statistics for the use of our facility, having reached over 800 people, so consequently are now able to increase our hours and days of work to **Monday-Friday 9am-4.30pm**.

As a service provider we would like to encourage you to be a part of our community and make use of these great facilities. We are here to facilitate and can assist by taking bookings and fielding enquiries for your services. Our staff offer front office facilities such as reception for your clients, facsimile and photocopying when required. The rooms offer broadband and telephone access. Our aim is to make as many services accessible locally right across our community.

Please phone or visit us to discuss how we can assist you by helping reach our community in these professional, discreet and confidential facilities.

Yours sincerely

Richard Taylor
Centre Co-ordinator

Donna Auld
Administrator

GERALDINE COMMUNITY BOARD
FOR THE MEETING OF 28 JANUARY 2009

Report for Agenda Item No 11

Prepared by Danny Gresham
Board Member

Recession

I am concerned about the recession and its effect on the Geraldine community and would like the Geraldine Community Board to discuss the issue with a view to taking some action if appropriate.

I would like to suggest that a strategy planning group be appointed – comprising two Community Board members, two business people and a representative of Go Geraldine and the Resource Centre, with the Deputy Mayor as the Chairman.

I envisage the group might have the following tasks:

- Identify and consult with key people and organisations in the area and those who have interest/influence in the area
- Identify current issues, develop a process for the group and report progress to a Community Board meeting
- Put together a “Strategy for Action” with 1 / 3 / 5 / 10 year goals.
- Report progress to each meeting and gain feedback.
- Have final draft of the “Strategy for Action” for discussion at the June Community Board meeting.

Recommendation

That the Geraldine Community Board discuss the recession issue and consider what appropriate action might be taken, if any.