

# MINUTES OF ANNUAL GENERAL MEETING

TUESDAY, 4 NOVEMBER 2025, 6:30 PM AT WARDENS BUILDING 117 BAIRDS ROAD, OTARA

## KARAKIA

Matua Jeff Tukua will perform the Karakia to open the 2025 Annual General Meeting of the Otago Business Association.

Chairman acknowledging the unfortunate passing of Executive Member **Mohammed Khan** in June 2025. A one-minute silence was observed as a mark of respect for his contribution to the Association and the Otago community.

## 1 WELCOME

Amit Narchal (Chairman) opened the meeting at 6:30 p.m. and welcomed all members and visitors from the Otago Papatoetoe Local Board.

**Motion 1:** That Mr. Jay Mistry be appointed interim Chairman to conduct the Annual General Meeting on behalf of the Otago Business Association Inc.

Moved: Shaun Tautali

Seconded: Adrian Meys

Carried

Motion

## 2 ATTENDANCE

### Full Members

Amit Narchal (Otago Post Shop), Kantilal Vallabh (Property), Rana Judge (OBA Manager), Shaun Tautali (South Seas), Peter Tran (King Fast Photo), Ranjodh Singh (Chhina Minimart) Jimmy Calder (Otago Business Association), Mary Gush (Otago Flea Market), Jignesh (Velmar Dairy), Adrian Meys(Property) Sarjit Kaur (Tasty Hut), Hepi Sipa & Sebastao (Cheapy chicken), Taina Fafpoi (Api Fakakoloa), Evelyn Tautakitaki (Otago Early Learning Centre), Tejal Patel (Velmar Dairy).

### Associate Members

Henry (OMAC)

### Guests

Jay Mistry (Meeting Facilitator), Denish Gush (Otago Flea Market), Kathleen Ahpene (Māori Wardens), Mereana Peka & Fred Peka (Turehou Māori Wardens), Nitin Thind (Visitor), Joan Ngatai (Visitor), Apai (Pacific Wardens), N Masters(Pacific Wardens)

## 3 APOLOGIES

Harendra Patel (Mr Happuuy Bear).

**Motion 2:** That the apologies be accepted.

Moved: Dennis Gush

Seconded: Kantilal Vallabh

Motion Carried

## 4 CONFIRMATION OF THE PREVIOUS AGM MINUTES

The previous minutes were distributed to Members at the meeting.

**Motion 3:** That Minutes of the previous Annual General Meeting be accepted as read.  
Moved: Shaun Tautali  
Seconded: Amit Narchal Motion Carried

## 5 Matters arising from the minutes of the previous Annual General Meeting.

There are no matters arising from the last meeting.

## 6 CHAIRMAN'S ANNUAL REPORT

Amit read his Chairman's Report as per the Annual Report

**Motion 4:** That the Chairman's Annual written and verbal reports be accepted.  
Moved: Mary Gush  
Seconded: Adrian Meys Motion Carried

## 7 MANAGERS ANNUAL REPORT

Rana read his Manager's Report as per the Annual Report

**Motion 5:** That the Chairman's Annual written and verbal reports be accepted.  
Moved: Dennis Gush  
Seconded: Kantilal Vallabh Motion Carried

## 8 TREASURER'S REPORT:

Kantilal read his Treasurer's Report as per the Annual Report

**Motion 6:** That the treasurer's report be accepted.  
Moved: Mary Gush  
Seconded: Amit Narchal Motion Carried

## 9 AUDITED FINANCIAL ACCOUNTS

The Audited Financial Statements were distributed to Members at the meeting.

- a. Approval of Audited Financial Accounts to year ending 30 June 2025
- b. Approval of Proposed budget for 2025/2026
- c. Move to approve the following financial year 2026/2027 draft budget, which includes a BID targeted rate grant amount of \$120,341.76, including a 10% increase or \$10,940.20 to the BID targeted rate grant for the 2026-2027 financial year. Further, ask the Otara Papatoetoe Local Board to recommend to the Governing Body the amount of \$120,341.76 to be included in the Auckland Council draft 2026-2027 annual budget consultation process.

**Motion 7:** That the Audited Financial Statements be accepted.  
Moved: Mary Gush  
Seconded: Amit Narchal Motion Carried

## 10 BUSINESS PLAN

Rana Judge presented the Business plan for 2026/2027.

**Motion 8:** That the OBA adapted the business plan for the year 2026/2027

Moved: Dennis Gush

Seconded: Kantilal Vallabh

Motion Carried

### General discussion from the members

**Adrian** noted that the OBA continues to operate under challenging financial conditions, with limited funding available over the past two years. He highlighted the importance of securing additional support to enable community events such as Easter and Matariki celebrations, which help increase foot traffic in the town centre. Adrian also emphasized the need for funding to support town centre safety initiatives, including patrols, to maintain a secure environment for visitors and businesses.

**Mary** reiterated the necessity of funding for Ambassadors and Māori Wardens, along with additional resources for hosting promotions and community events. She expressed concern that the current budget is insufficient to meet operational and engagement needs and suggested continued dialogue with the Otara-Papatoetoe Local Board to address the funding shortfall. She suggested that OBA should start a Sunday market for the Town Centre development.

Concerns were raised regarding **unauthorised vendors and buskers** operating within the town centre, as these activities may affect existing businesses that contribute significantly through leases and rates. The Ōtara-Papatoetoe Local Board allows these vendors to continue trading in the Ōtara Town Centre, despite the fact that established businesses are paying rent and leasing premises, while these vendors have been operating without cost and in breach of existing bylaws.

Members acknowledged the positive work undertaken by the **NZ Police and the CCTV team**, who have contributed to a noticeable reduction in anti-social and drug-related activity over the past six months. However, the issue of **bikers speeding** through the area remains a safety concern.

The meeting also discussed the **removal and relocation of the existing playground**. Adrian advised that existing facilities should not be removed until the effectiveness of any new installations has been properly assessed.

Mary suggested incorporating a **Community Engagement section** into the OBA's Business Plan to clearly outline how the Association contributes to the wellbeing and development of the Otara community. It was acknowledged that some community initiatives may currently fall under the responsibility of the **Otara-Papatoetoe Local Board**, and further alignment may be required.

The meeting concluded with appreciation for all members' ongoing efforts and commitment to improving the Otara Town Centre and supporting local businesses and community initiatives.

## 12 APPOINTMENT OF AUDITOR

**Motion 10:** That the OBA re-appoint David Knightley (Blackmore Virtue & Owens) as their auditor for the 2025/2026 year.

Moved: Mary Gush

Seconded: Adrian Meys

Motion Carried

## 13 ELECTION OF EXECUTIVE COMMITTEE

Executive Committee 2025/2026 Nominees:

	Name	Property/Business
1	Adrian John Mey's	MFT Property
2	Amit Narchal	Otara Post Shop
3	Nikeel Vallabh	Kans Shoes
4	Kantilal Vallabh	K&S Vallabh Properties Ltd
5	Haren Patel	Mr. Happy Bear
6	Mary Gush	Otara Fleamarket
7	Ranjodh Singh	Chinna Mini Mart
8	Shaun Tautali	South seas Healthcare

### Associate Members:

1	Henry Pao'o	OtaraMusice & Art Centre
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**Motion 11:** That there being no further nominations, the Nominees received are declared as the new OBA Executive Committee for 2025/2026.

Moved: Dennis Gush

Seconded: Hepi Sipa

Motion Carried

## 14 ELECTION OF OFFICERS

The election of officers will take place at the first meeting of the executive committee.

## 15 MEETING CLOSED

The meeting closed at 7.55 pm.