



Extraordinary Stewart Island/Rakiura Community Board

OPEN MINUTES

Minutes of a meeting of Extraordinary Stewart Island/Rakiura Community Board held in the Stewart Island Pavilion, Ayr St, Oban on Thursday, 22 February 2024 at 7.30am (7.30am – 7.56am)

PRESENT

Chairperson	Aaron Conner
Deputy chairperson	Aaron Joy
Members	Mike Douglass Rakiura Herzhoff Daniel Meads Andrea Young Councillor Jon Spraggon

IN ATTENDANCE

Chief executive	Cameron McIntosh
Committee advisor	Kirsten Hicks
Strategic project lead	Simon Moran

1 Apologies

There were no apologies.

2 Leave of absence

There were no requests for leave of absence.

3 Conflict of interest

Rakiura Herzhoff declared a conflict of interest in item 6.1 Ulva Island wharf and abstained from discussion and voting.

4 Extraordinary/urgent items

There were no extraordinary/urgent items.

5 Public participation

1. Ulva Goodwillie asked that the date of wharf closure be reconsidered. She suggested changing from 31 March 2024 to 30 April 2024, which would more accurately reflect the tourism season. Ms Goodwillie suggested seeking funding from Environment Southland (if the Bathing Bay proposal proceeds) but supported the Hunter family proposal as the best option.
2. Paul Norris (Real NZ) spoke about the importance of Ulva Island to tourism (on a regional as well as a local level) and how important it was for operators to know that access was guaranteed for future bookings. He was in favour of Southland District Council (SDC) retaining ownership, and stressed the importance of a well maintained facility which allowed vessels to berth alongside. Mr Norris supported 30 April as being the traditional close of the tourism season.

REPORTS

6.1 ULVA ISLAND WHARF

RECORD NO: R/24/2/4887

STRATEGIC PROJECT LEAD SIMON MORAN WAS IN ATTENDANCE FOR THIS REPORT.

COUNCIL AND THE COMMUNITY BOARD HAVE BEEN WORKING TO FIND A SUSTAINABLE SOLUTION FOR THE REPLACEMENT OF THE ULVA ISLAND WHARF FOR SOME TIME. THE PREFERRED OPTION HAS ENDED UP BEING A NEW WHARF IN BATHING BAY, HOWEVER, THAT OPTION ALSO REQUIRES THE CONSTRUCTION OF A SECTION OF NEW TRACK APPROXIMATELY 400M LONG TO LINK INTO THE EXISTING TRACK NETWORK.

ULVA ISLAND WHARF IS A LOCALLY FUNDED PIECE OF INFRASTRUCTURE. ESTIMATES ARE THAT IT WILL COST APPROXIMATELY \$1.5 MILLION FOR THIS WORK WITH \$600,000

POTENTIALLY AVAILABLE FROM A SUCCESSFUL TOURISM INFRASTRUCTURE FUND APPLICATION.

THERE IS CURRENTLY APPROXIMATELY \$300,000 ALLOCATED AS A GRANT FROM THE STEWART ISLAND VISITOR LEVY AND FURTHER APPLICATIONS COULD BE MADE. IF THOSE APPLICATIONS ARE NOT SUCCESSFUL, HOWEVER, THEN THE COMMUNITY WILL NEED TO BE RATED TO PAY FOR ANY LOAN TAKEN OUT ON ITS BEHALF TO FUND THE CAPITAL COSTS OF THE PROJECT. IT WILL ALSO BE RESPONSIBLE FOR THE ONGOING MAINTENANCE OF THE STRUCTURE.

THE DEPARTMENT OF CONSERVATION (DOC) AND COUNCIL HAVE WORKED TOGETHER TO IDENTIFY A PREFERRED NEW TRACK ALIGNMENT. DOC HAS AGREED IN PRINCIPLE TO TAKING OVER THE OWNERSHIP AND MAINTENANCE OBLIGATIONS FOR THE TRACK ONCE IT IS CONSTRUCTED BUT IS UNABLE TO CONTRIBUTE TO ITS CAPITAL FUNDING. PRELIMINARY ESTIMATES ARE THAT IT COULD COST BETWEEN \$400,000 AND \$500,000 TO CONSTRUCT WITH \$200,000 POTENTIALLY AVAILABLE FROM A SUCCESSFUL TOURISM INFRASTRUCTURE FUND APPLICATION. THE COMMUNITY WILL NEED TO FUND THE LOCAL SHARE TO MATCH THE TIF FUNDING AND COVER ANY ADDITIONAL CONSTRUCTION COSTS.

COUNCIL HAD RECEIVED A PROPOSAL FROM THE HUNTER FAMILY TRUST TO TAKE OVER THE EXISTING WHARF. THE PROPOSAL WAS INCLUDED IN THE OFFICERS REPORT FOR THE COMMUNITY BOARD TO CONSIDER WHETHER OR NOT IT SUPPORTS COUNCIL GIVING IT CONSIDERATION.

THE BOARD ALSO NOTED THAT SHOULD THE BATHING BAY OPTION BE PURSUED, IT IS EXPECTED IT WOULD TAKE AT LEAST 12-18 MONTHS FOR CONSTRUCTION TO BE COMPLETED. THIS WOULD MEAN THAT IT WOULD NOT BE AVAILABLE FOR THE NEXT SUMMER SEASON. THE BATHING BAY OPTION IS AT THE STAGE OF REQUIRING RESOURCE CONSENTS.

REASSURANCE WAS GIVEN THAT THE HUNTER FAMILY INTENT IS FOR THE WHARF TO BE AVAILABLE FOR BOTH PRIVATE AND COMMERCIAL USE.

FOLLOWING DISCUSSION ON THE REPORT, THE BOARD WERE OF THE VIEW TO SUPPORT THE PROPOSAL OF THE HUNTER FAMILY TRUST.

THE BOARD NOTED THAT A FINAL AGREEMENT WOULD NEED A LOT MORE DETAIL BUT THE FOLLOWING IS THE HIGH LEVEL PROPOSED APPROACH:

- THAT THE OWNERSHIP OF THE POST OFFICE BAY WHARF AND CAUSEWAY TRANSFER FROM THE SOUTHLAND DISTRICT COUNCIL (SDC) TO THE HUNTER FAMILY
- WE (HUNTER FAMILY TRUST) WOULD CONTINUE TO ALLOW PUBLIC AND COMMERCIAL USE
- COMMERCIAL USERS WOULD NEED TO BE REGISTERED
- IF SIGNIFICANT REPAIRS ARE REQUIRED A FUNDING PLAN WOULD BE WORKED THROUGH WITH COMMERCIAL USERS
- EXISTING CONDITIONS OF USE PUT IN BY SDC WOULD STAY
- IN TRANSFERRING THE OWNERSHIP, THE HUNTER FAMILY WOULD TAKE OVER THE RISK FROM SDC
- SHOULD SDC BUILD THE NEW WHARF IN BATHING BAY THE HUNTER FAMILY WOULD CLOSE THE POST OFFICE BAY WHARF TO THE PUBLIC AND COMMERCIAL USERS

- THE HUNTER FAMILY UNDERSTANDS THE WHARF AND CAUSEWAY'S HISTORICAL SIGNIFICANCE AND WOULD UNDERTAKE BEST ENDEAVORS TO PRESERVE ITS HERITAGE
- SDC WILL NOT OBJECT TO ANY APPLICATIONS MADE BY THE HUNTER FAMILY TO EXTEND THE WHARFS RESOURCE CONSENT.

WHILE THE BOARD SUPPORTED THE PROPOSAL OF THE HUNTER FAMILY TRUST, RECOMMENDATION E OF THE OFFICERS REPORT WOULD NOT BE REQUIRED TO VOTE ON AND THE NEXT STEP FOR THE CONSIDERATION OF THE PROPOSAL IS FOR A REPORT TO COUNCIL.

MOVED CR JON SPRAGGON, SECONDED DANIEL MEADS THE FOLLOWING MOTION:
THAT THE STEWART ISLAND/RAKIURA COMMUNITY BOARD:

- A) RECEIVES THE REPORT TITLED "**ULVA ISLAND WHARF**".
- B) DETERMINES THAT THIS MATTER OR DECISION BE RECOGNISED AS NOT SIGNIFICANT IN TERMS OF SECTION 76 OF THE LOCAL GOVERNMENT ACT 2002.
- 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) DETERMINES THAT IT ~~SUPPORTS / DOES NOT SUPPORT~~ CONSIDERATION OF THE PROPOSAL BY THE HUNTER FAMILY TRUST.

THE MOTION WAS PUT AND DECLARED CARRIED.

MOVED DANIEL MEADS, SECONDED MIKE DOUGLASS THE FOLLOWING MOTION:

THAT THE STEWART ISLAND/RAKIURA COMMUNITY BOARD:

NEW E) RECOMMENDS THE EXTENSION OF THE CLOSING DATE OF THE ULVA ISLAND WHARF TO 30 JUNE 2024.

NEW F) APPROVES UP TO \$5000 EXPENDITURE FOR MINOR MAINTENANCE, TO BE FUNDED FROM THE STEWART ISLAND JETTIES GENERAL MAINTENANCE BUDGET.

THE MOTION WAS PUT AND DECLARED CARRIED.

FINAL RESOLUTION

THAT THE STEWART ISLAND/RAKIURA COMMUNITY BOARD:

- A) RECEIVES THE REPORT TITLED "**ULVA ISLAND WHARF**".
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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) DETERMINES THAT IT SUPPORTS CONSIDERATION OF THE PROPOSAL BY THE HUNTER FAMILY TRUST.

NEW E) RECOMMENDS THE EXTENSION OF THE CLOSING DATE OF THE ULVA ISLAND WHARF TO 30 JUNE 2024.

NEW F) APPROVES UP TO \$5000 EXPENDITURE FOR MINOR MAINTENANCE, TO BE FUNDED FROM THE STEWART ISLAND JETTIES GENERAL MAINTENANCE BUDGET.

The meeting concluded at 7.56am.

CONFIRMED AS A TRUE AND CORRECT RECORD AT A MEETING OF THE STEWART ISLAND/RAKIURA COMMUNITY BOARD HELD ON THURSDAY 22 FEBRUARY 2024.

DATE: 11 April 2024



CHAIRPERSON:.....