



Agenda

Stewart Island/Rakiura Community Board

Thursday, 9 April 2026, 8.45am
Stewart Island Pavilion, Ayr St, Oban



Chairperson
Deputy chairperson
Members

Aaron Conner
Daniel Meads
Mike Douglass
Aaron Joy
Emma Simpson-Boyce
Jon Spraggon
Andrea Young

What is important to us?

Our strategic framework is a big picture of what Council is planning to achieve for our communities in the next three years.

Council vision

Together, with our people, for our future. It's our Southland!

Council mission

Working together for a better Southland.

Our focus is

Strategic priorities



Connected and resilient communities - we collaboratively engage with our partners and communities, along with investing in agile and sustainable practices, to support a vibrant and thriving Southland.



Ease of doing business - we transform the customer experience through partnership, technology and continuous improvement.



Providing equity - we enable all residents to be able to access the same services and tools as part of a fair society.



Robust infrastructure - we deliver innovative and sustainable community focused infrastructure and facilities for the future



Thinking strategically and innovatively - we look for solutions outside of the norm and are not afraid to do something that we have not done before, and we think long-term about the solutions we are providing, while having the flexibility and agility to change direction as necessary.

Our goals for the LTP 2024-2034 are

Outcomes



Social - communities that are connected and have an affordable and attractive lifestyle.



Environmental - communities committed to the protection of our land and water.



Cultural - communities with a sense of belonging for all.



Economic - communities with the infrastructure to grow.



Community board terms of reference

TYPE OF COMMITTEE	Community board (board)
RESPONSIBLE TO	Boards are responsible to Council Each board will also have relationships with Council committees (these committees are outlined in the delegations manual).
SUBCOMMITTEES	Some subcommittees will report to community boards – these are outlined in section 8.5 of the delegations manual.
MEMBERSHIP	Ōreti and Waihōpai Toetoe boards have seven members elected by the local authority triennial elections plus a member appointed by Council. All other boards have six members plus a member appointed by Council. The chairperson is elected by the board. Councillors who are not appointed to boards can only remain for the public section of the board meeting. They cannot stay for the public excluded section unless the board agrees.
FREQUENCY OF MEETINGS	Every second month, but up to 12 ordinary meetings a year with the approval of the chief executive.
QUORUM	Not less than four members
THE ROLE OF COMMUNITY BOARDS	Governance Elected members are responsible for providing leadership, setting direction and for overseeing performance (at a high level). The chief executive and staff are responsible for management activities including the allocation of resources, overseeing the day to day operations of the community board, providing policy advice and implementing governance decisions. Roles outlined in the Local Government Act 2002 <ul style="list-style-type: none"> • appoint a chairperson and deputy chairperson • represent, and act as an advocate for, the interests of its community • consider and report on all matters referred to it by the territorial authority, or any matter of interest or concern to the board • maintain an overview of services provided by the territorial authority within the community • prepare an annual submission to the territorial authority for expenditure within the community • communicate with community organisations and special interest groups within the community • undertake any other responsibilities that are delegated to it by the territorial authority.

Additional roles of boards

Community wellbeing

- a) promote the social, economic, environmental and cultural well-being of local communities
- b) monitor the overall well-being of local communities.

Community leadership

- a) to provide leadership to local communities on the strategic issues and opportunities that they face
- b) identify key issues and opportunities that will affect the future of the board's community and work with Council staff and other local representatives to facilitate multi-agency collaborative opportunities
- c) promote a shared vision for the board's community and develop and promote ways to work with others to achieve positive outcomes
- d) provide a local community perspective on Council's long term plan key performance indicators and levels of service as detailed in the long term plan, and on local expenditure, rating impacts and priorities
- e) develop and manage community board plans including keeping these up to date and relevant to community needs and aspirations.

Engagement and relationships

- a) to develop relationships and communicate with key community organisations, special interest groups, residents and businesses within the community.

Advocacy

- a) as part of the long term plan or annual plan process, prepare a submission to Council on the proposed levels of service, income and expenditure within the community of interest
- b) as part of the long term plan or annual plan process, outline the relative priorities for the delivery of District services and levels of service within the board area (Council sets the levels of service for District Activities if a board seeks a higher level of service, they need to recommend that to Council, and the higher level of service will need to be funded in an appropriate way (locally).
- c) Providing comment (through the chairperson) to assist the chief executive on making a decision on any objections received on temporary road closures or temporary prohibition of traffic.

Local activities

For local activities

- a) recommend to Council levels of service and budgets for local activities, having regard to Council budgets in the long term plan or annual plan process
- b) recommend to Council rates, user charges and fees to fund local activities
- c) recommend to Council or a relevant committee the approval of project definitions or business cases and procurement plans for capital expenditure over \$300,000
- d) recommend to Council or a relevant committee unbudgeted capital expenditure
- e) monitor the services Council delivers its communities and assess the extent these services meet community needs or the expected level of service
- f) support the development of local management plans (for subsequent recommendation to Council) where required by statute or in support of the district plan, or other plans for reserves, harbours, or other community facilities, except where these powers:
 - a) have been delegated to Council staff
 - b) would have significance beyond the board's area or otherwise involves a matter of national importance (Section 6 Resource Management Act 1991)
 - c) involve the alienation of any part of a proposed or existing esplanade reserve by way of width reduction, easement, lease or otherwise.
- g) for the Fiordland Community Board in relation to Te Anau Airport and for the Stewart Island/Rakiura Community board in relation to Stewart Island Electricity Supply Authority (SIESA) these board's role is to:
 - recommend levels of service and annual budget to Council or relevant committee
 - monitor the performance and delivery of the service.

Environmental management and spatial planning

- a) provide comment on resource consent applications referred to the community board for comment
- b) to make recommendations to Council about bylaws and about enforcing bylaws within the community, having regard to the need to maintain consistency across the District
- c) provide advice to Council and its committees on any matter of interest or concern to the community board in relation to the sale of alcohol, where statutory ability exists to seek such feedback
- d) provide input into regulatory activities not otherwise specified above, where process allows

	<ul style="list-style-type: none"> e) recommend to Council initiating an appeal to the environment court on decisions relating to resource consent applications that the board has made submissions on f) provide support to the development of community plans for a civil defence emergency and the recovery afterwards.
DELEGATIONS	<p>In exercising the delegations the boards will operate within:</p> <ul style="list-style-type: none"> a) policies, plans, standards or guidelines that have been established and approved by Council b) the needs of the local communities c) the approved budgets for the activity. <p>Boards shall have the following delegated powers and be accountable to Council for the exercising of these powers (Local Government Act 2002 section 53).</p> <p>Community wellbeing</p> <ul style="list-style-type: none"> a) develop local strategies to improve areas of wellbeing (where a need has been identified) b) to develop local community outcomes that reflect the desired goals for their community or place. <p>Community board plans</p> <ul style="list-style-type: none"> a) Regularly review and update the community board plan to keep the plan relevant. <p>Decisions on locally funded assets and services</p> <ul style="list-style-type: none"> a) accept donations of a local asset (e.g. a gas barbeque, park bench, etc) with a value of less than \$30,000 b) approve project definitions or business cases for approved budgeted capital expenditure up to \$300,000. <p>Unbudgeted expenditure</p> <ul style="list-style-type: none"> a) approve unbudgeted operating expenditure for local activities of up to \$20,000 b) approve up to a \$20,000 increase in the projected cost of a budgeted capital works project/item that is included in the annual plan or long term plan c) authority to delegate to the chief executive, when approving a project definition or business case, over-expenditure of up to \$10,000 for capital expenditure against the budget detailed in the annual plan or long term plan. <p>Leases and licenses</p> <p>In relation to all leases and licences of land and buildings for local activities within their own area, and subject to any relevant legislation and/or policy requirement, on behalf of Council;</p> <ul style="list-style-type: none"> a) accept the highest tenders for rentals more than \$10,000 b) approve the preferential allocation of leases and licenses where the rental is \$10,000 or more per annum. <p>Community spaces and roads</p>

	<p>a) authority to decide upon requests from the community, regarding names of open local spaces and the placement of structures and commemorative plaques.</p> <p>b) authority to decide on the name of public roads, private roads and rights of way</p> <p>Community assistance</p> <p>a) establish a system for prioritising allocations, based on criteria provided by Council</p> <p>b) grant funds from the Community Partnership Fund</p> <p>c) allocate bequests or grants generated locally, consistent with the terms of the bequest or grant fund.</p> <p>Northern Southland development fund</p> <p>a) the Northern board can make decisions regarding funding applications to the Northern Southland development fund.</p>
LIMITS TO DELEGATIONS	<p>Boards have no financial or decision-making delegations other than those specifically delegated by Council.</p> <p>Boards shall only expend funding on purposes for which that funding was originally raised and in accordance with the budgets approved by Council through its long term plan or annual plan.</p> <p>In accordance with the provisions of section 39(2) of Schedule 7 of the Local Government Act 2022 the board may not incur expenditure in excess of the approved budget.</p> <p>Matters that are not delegated</p> <p>Council has not delegated to boards the power to:</p> <p>a) make a rate or bylaw</p> <p>b) acquire, hold or dispose of property</p> <p>c) direct, appoint, suspend or remove staff</p> <p>d) engage or enter into contracts and agreements and financial commitments</p> <p>e) institute an action for recovery of any amount</p> <p>f) issue and police building consents, notices, authorisations and requirements under acts, statutes, regulations, bylaws and the like;</p> <p>g) institute legal proceedings other than the delegation to recommend to Council the initiating of an appeal to the environment court on decisions in respect to resource consent applications on which the board has made submissions.</p>
CONTACT WITH MEDIA	<p>The board chairperson is the authorised spokesperson for the board in all matters where the board has authority or a particular interest.</p> <p>Board members, including the chairperson, do not have delegated authority to speak to the media or outside agencies</p>

	<p>on behalf of Council on matters outside of the board's delegations.</p> <p>The executive leadership team member will manage the formal communications between the board and its constituents and for the board in the exercise of its business. Correspondence with central government, other local government agencies or official agencies will only take place through Council staff and will be undertaken under the name of Council.</p>
REPORTING	<p>Boards are unincorporated statutory bodies which are elected to represent the communities they serve.</p> <p>Copies of board meeting minutes are retained by Council.</p>
DEFINITIONS	<p>District activities include:</p> <ul style="list-style-type: none"> a) community leadership at a district level (including district community grants) b) wastewater c) waste services d) water supply e) stormwater f) district funded open spaces (parks and reserves) g) roading h) district community services (library services, cemeteries, community housing and heritage/culture) i) district community facilities (public toilets, library buildings, offices and amenity buildings) j) environmental services (building services, resource management, environmental health, animal services, emergency management) k) corporate support services <p>Local activities include:</p> <ul style="list-style-type: none"> a) community leadership at a local board level (including local community grants) b) local community facilities (halls, community centres and other amenity buildings) within Council's activity management plans for community facilities c) water facilities (boat ramps, wharves, jetties and harbour facilities) d) locally funded open spaces (parks and reserves, playgrounds and streetscapes) e) parking limits, footpaths and streetlights f) Te Anau/Manapouri Airport (for the Fiordland Community Board) g) Stewart Island Electricity Supply Authority (SIESA) (for the Stewart Island/Rakiura Community Board) <p>Levels of service is a term in asset management referring to the quality of a given service. Defining and measuring levels of service is a key activity in developing infrastructure asset</p>

management plans. Levels of service may be tied to physical performance of assets or be defined by customer expectation and satisfaction.

Preferential allocation is when there is a preference that a lease or license is given to a particular person or group, rather than having an open process. For example, a neighbouring land owner or a community group that use a building may be asked if they want to lease the land/building, rather than giving the wider public the opportunity to tender or apply.

Approved budget for the financial year comprises the base budget approved by Council through the Long Term Plan or Annual Plan, along with any adjustments formally approved during the year for unbudgeted expenditure, forecasting changes and carry forwards by those with delegated authority.

1 Opening

The chair will open the meeting.

2 Apologies

At the close of the agenda no apologies had been received.

3 Leave of absence

At the close of the agenda no requests for leave of absence had been received.

4 Conflict of interest

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

5 Additional agenda items

Any additions to the agenda must be approved by resolution with an explanation as to why they cannot be delayed until a future meeting.

6 Confirmation of minutes

[Minutes](#) of the Stewart Island/Rakiura Community Board Meeting held on 12 February 2026.

[Minutes](#) of the Extraordinary Stewart Island/Rakiura Community Board Meeting held on 12 March 2026.

Confidential Minutes of the Extraordinary Stewart Island/Rakiura Community Board Meeting held on 12 March 2026.

7 Public participation

Requests to speak should be made by midday of the day before the meeting. Further information is available on www.southlanddc.govt.nz or phoning 0800 732 732 .

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8.7	Proposed endorsement of the Golden Bay Masterplan	75
8.8	Chairperson's Report	123

9 Closure

The chair will close the meeting.

Summary of reports

	Report name	Purpose	Report type	Page
8.1	Community update	This report offers community agencies an opportunity to present updates to the community board.	Information	23
8.2	Councillor update	This report is 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.	Information	25
8.3	Community board reporting	The purpose of this report is to inform the board of the community leadership, operational and Council activities in the board area and across the district.	Information	35
8.4	Stewart Island/Rakiura Community Board - applications to the Stewart Island/Rakiura Visitor Levy Fund 2026	The purpose of this report is to seek approval from the Stewart Island/Rakiura Community Board to submit two funding applications to the Stewart Island/Rakiura Visitor Levy Fund.	Decision	41
8.5	Financial review for period ended 28 February 2026	The purpose of this report is to review the Stewart Island/Rakiura Community Board financial information for the period ended 28 February 2026 (contained within attachment A).	Information	61
8.6	SIESA fuel unbudgeted expenditure	The purpose of this report is for the Stewart Island/Rakiura Community Board to recommend to Council unbudgeted expenditure and funding for additional costs of fuel that are currently being incurred due to international conditions.	Recommendation	69

8.7	Proposed endorsement of the Golden Bay Masterplan	The purpose of this report is to seek endorsement of the Golden Bay Masterplan from the Stewart Island/Rakiura Community Board.	Decision	75
8.8	Chairperson's Report	<p>The purpose of this report is for the chair to update the board on activities they have been involved with since the previous meeting.</p> <p>Board members are also able to provide an update on any recent events and issues of relevance and interest to the community board.</p>	Information	123



Minutes

Stewart Island/Rakiura Community Board

Thursday, 12 February 2026, 8.45am.
Stewart Island Pavilion, Ayr St, Oban

PRESENT

Chairperson	Aaron Conner
Deputy chairperson	Daniel Meads
Members	Mike Douglass Emma Simpson-Boyce Jon Spraggon Andrea Young

APOLOGIES

Aaron Joy

IN ATTENDANCE

Committee advisor	Kirsten Hicks
Community partnership leader	Karen Purdue

1 Opening

The Chairperson opened the meeting

2 Apologies

Resolved

Moved Cr Jon Spraggon/ Andrea Young

That the apology from Aaron Joy be accepted

Carried

3 Leave of absence

Recommendation

There were no requests for leave of absence.

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 Andrea Young/Mike Douglass

That the Stewart Island/Rakiura Community Board confirms the minutes of the meeting held on 9 December 2025 as a true and correct record of that meeting.

Carried

7 Public participation

Bill Watt spoke to the board about the temporary one way system on Leonard Street/Excelsior Road. He is concerned with the speed some people travel at up Leonard Street and suggests that some sort of traffic calming be installed, possibly white side lines.

Reports

8.1 Community update

Record No: R/26/1/2881

Constable Justin Schwarz (New Zealand Police) introduced himself to the board.
Subjects discussed included:

- parking enforcement
- storage of emergency management equipment
- upcoming event

Resolved

Moved Andrea Young/Daniel Meads

That the Stewart Island/Rakiura Community Board:

- a) Acknowledges the attendance of representatives from community agencies at the meeting

Carried

8.2 Councillor update

Record No: R/26/1/3005

Report presented by Councillor Jon Spraggon

Cr Jon Spraggon outlined changes to local mowing, which will be under Community Facilities only.

Resolved

Moved Daniel Meads/Mike Douglass

That the Stewart Island/Rakiura Community Board:

- a) notes the information contained in the report.

Carried

8.3 Community board reporting

Record No: R/26/1/3531

Report presented by Community partnership leader, Karen Purdue

The purpose of this report is to inform the board of the community leadership, operational and Council activities in the board area and across the district.

Items discussed in detail included:

- Ulva wharf
- Visitor Levy closing date 8 May not 31 March
- Incorporated Society changes
- interpretation panels are being created now

Resolved

Moved Mike Douglass/Andrea Young

That the Stewart Island/Rakiura Community Board:

- a) notes the information contained in the report.

Carried

8.4 Chairperson's report

Record No: R/26/1/1905

Report presented by Chairperson Aaron Conner

The purpose of this report is for the chair to update the board on activities they have been involved with since the previous meeting.

Board members are also able to provide an update on any recent events and issues of relevance and interest to the community board.

Discussion subjects included:

- Energy – the tender process is underway and results should be known in the next fortnight. The successful application will be announced in about one month.
- Predator Free Rakiura – the results have been released for the rat population after the 1080 drop. In relation to rats, it has only worked well for ship rats. Results for deer should be released soon. The numbers for successful possum kills were a little confusing but the results for feral cats were very positive. The study will use carcass deterioration to form consumption regulations. We are currently experiencing a mast year which has impacted the study. Emma's involvement in the group will be to stand in for Mike if he is unavailable.
- Stewart Island News (SIN) – the next article will cover changes to incorporated societies, recent electricity outages, boat park and the need to clear the carpark at Traill Park.
- Boat park – letters have now been sent out to all licence holders. Temporary parking could take place on the grass verge by the Department of Conservation. A resolution needs to be made to cover the resealing costs.
- Traill Park – the current carpark is totally full (boats, trailers, building materials). In its current state it is not an alternative to parking at Golden Bay.
- Traffic comments from the library drop box – only three. Two are requesting a carpark outside the Lord boat shed at Watercress, and third is requesting a longer parking limit at the parks opposite Flights, to cater for those off the island for a night.

- Rubbish issues – Several concerns have arisen lately. The outgoing rubbish skips are being left at the wharf (sometimes for days). The smell and sight of these is not a favourable welcome to the island. Recent overflowing public bins and a build-up of bags awaiting collection over the holiday period are thought to be a staffing issue. The board suggest that more staff are available at peak times. Generally the board are in favour of retaining the larger recycling wheelie bins beside the community centre. They feel that this is a centrally located but unobtrusive area. They believe that the area needs to be regularly checked for any rubbish bags. They also wonder why the rubbish run is done on a Tuesday – would a Monday be better for weekend visitors?
- Navigation Safety bylaw – submissions to Environment Southland close 16 February. The board will meet informally to respond (particularly in regards to a proposed 5 knot restriction at Horseshoe Bay, which is a popular water sports area, and boat moorings).

Resolved

Staff recommendations were moved with changes as indicated

Moved Cr Jon Spraggon/Daniel Meads

That the Stewart Island/Rakiura Community Board:

- a) notes the information contained in the report.
- b) Approves unbudgeted expenditure of up to \$12,000 from the Stewart Island Jetties reserve, for repairs and resurfacing of the boat parks

Carried

The meeting closed at 10.43am

Confirmed on



Minutes

Extraordinary Stewart Island/Rakiura Community Board

Thursday, 12 March 2026, 7.02pm.
Stewart Island Pavillion, Ayr St, Oban

PRESENT

Chairperson	Aaron Conner
Deputy chairperson	Daniel Meads
Members	Mike Douglass Aaron Joy Emma Simpson-Boyce Andrea Young Councillor Jon Spraggon

APOLOGIES

IN ATTENDANCE

Community partnership leader	Karen Purdue
Committee advisor/customer support partner	Rachael Poole
GM strategy and partnership	Vibhuti Chopra
Strategic project lead	Simon Moran
Finance business partner lead	Susan McNamara

1 Opening

The Chairperson opened the meeting

2 Apologies

There were no apologies.

3 Leave of absence

A request for a leave of absence from 1 – 14 May was received from Andrea Young.

resolved:

Moved Cr Jon Spraggon/Daniel Meads

That the Stewart Island/Rakiura Community Board approved the leave request form Andrea Young.

Carried

4 Conflict of interest

There were no conflicts of interest declared.

5 Additional Agenda items

There were no additional agenda items.

6 Public participation

There was no public participation.

Public excluded

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

Resolved

Moved Daniel Meads/Emma Simpson-Boyce

That the public be excluded from the following part(s) of the proceedings of this meeting.

7.1 Rakiura Energy - unbudgeted expenditure for land purchases

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:

Carried

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
Rakiura Energy - unbudgeted expenditure for land purchases	<p>s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person.</p> <p>s7(2)(h) - the withholding of the information is necessary to enable the local authority to carry out, without prejudice or disadvantage, commercial activities.</p>	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.

The public were excluded at 7.03pm

The meeting closed at 7.11pm.

Confirmed on:

Signed:

Community update

Record no: R/26/3/103977
Author: Kirsten Hicks, Committee advisor
Approved by: Kirsten Hicks, Committee advisor
Report type: Information

Purpose

- 1 This report offers community agencies an opportunity to present updates to the community board.

Staff recommendations

That the Stewart Island/Rakiura Community Board:

- a) acknowledges the attendance at the meeting of representatives from community agencies.

Attachments

There are no attachments for this report.

Councillor update

Record no: R/26/3/108361
Author: Deborah-Ann Smith-Harding, Committee advisor
Approved by: Vibhuti Chopra, Group manager strategy and partnerships
Report type: Information

Purpose

- 1 This report is 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.

Staff recommendations

That the Stewart Island/Rakiura Community Board:

- a) notes the information contained in the report.

Context

- 2 An overview of the reports that have gone to Council and the Finance and Assurance Committee is given in the table below.
- 3 This report also provides an opportunity for Councillor Spraggon to highlight matters or to update the board on any other issues that have arisen around the Council table.
- 4 If you are interested, you can watch Council or Finance and Assurance Committee meetings via this link: [SDC youtube](#)

28 January 2026 – Council meeting	
Report	Overview
Wyndham camping ground - future management	Council approved the transfer of the remaining budget \$34,020.69 from the Baird-Hewat Square/Doctors Square project to Wyndham camping ground – construction.
Limehills community centre - unbudgeted expenditure	Council approved unbudgeted expenditure of up to \$40,000 to carry out maintenance at the Limehills community centre to be funded by a 10-year loan with repayments from the Limehills community centre rate.
Brydone recreation reserve grazing income	Council approved requesting the Minister of Conservation’s approval for the rental income from the Brydone recreation reserve to be spent on the running of the Brydone public hall.
Delegations update	Council approved and adopted the updated Delegations Manual, including the following amendments:

	<ul style="list-style-type: none"> i) changes to the community board terms of reference to remove reference to Council's subcommittees reporting to community boards ii) removing delegations to the Southland Regional Heritage Joint Committee ii) removing delegations under Smoke Free Environment Act 1990. <p>Council requested that staff review the delegation to the Community Boards from \$20,000 to \$50,000 for unbudgeted expenditure and report back to Council.</p>
Housing action plan update - January 2026	Council noted the information contained in the report and acknowledged the work undertaken to enable the action plan update.
TAB Venues Policy and Gambling Venues Policy review	Council agreed to conclude the review without requiring public consultation.
Winton CCTV camera project - unbudgeted expenditure	Council approved unbudgeted expenditure of up to \$27,000 (excluding GST) to be funded from the Winton Property Sales Reserve to cover costs of stage three of the Winton CCTV camera project (add two additional cameras on Great North Road at Night and Day (number 346), and Mitre 10 (number 91).
Draft Local Alcohol Policy 2026 - hearings information and submissions summary	Council received all submissions on the draft Local Alcohol Policy and thanked the submitters for their oral submissions at the meeting.
11 February 2026 – Council meeting	
Report	Overview
Submissions to Central Government on legislative reform	<p>Council noted the submission on the rates capping proposal and provided feedback on the draft submissions.</p> <p>Council approved, subject to completion of any amendments recommended by Council, submission of the following:</p> <ul style="list-style-type: none"> i) Submission to Governance and Administration Committee - Emergency Management Bill ii) Submission to Environment Committee - Planning Bill iii) Submission to Finance and Expenditure Committee - Infrastructure Funding and Financing Amendment Bill iv) Submission to Department of Internal Affairs - Local Government (Infrastructure funding) Amendment Bill (Development Levies System)

	v) Submission to Department of Internal Affairs - Simplifying Local Government proposal
Chorus New Zealand update to Council	Council noted and thanked Jo Seddon, the Community Relations Lead at Chorus New Zealand, for her presentation about Chorus, what it does and its plans for the network area.
Taumata Arowai update to Council	Council noted the information and thanked Water Service Authority – Taumata Arowai Engagement Specialist – Tim Cadogan for his presentation (Tim gave an overview of the Authority and answered Council’s questions).
Southland Regional Heritage Fund - interim funding round	<p>Staff recommendations were moved by Council as follows:</p> <ul style="list-style-type: none"> d) agreed to implement an interim funding round for Southland Regional Heritage in March 2026 up to \$50,000 to be funded from Council’s Regional Heritage rate collected in the 2025/2026 financial year. e) agreed to the purpose and criteria of the funding round to be based on the Southland Regional Heritage Fund purpose and criteria with an amended focus on organisations and projects benefiting the Southland District Council area f) acknowledged and thanked Great South for supporting and administering this interim funding round g) that an interim advisory group be set up to discuss and recommend grant allocations from the fund to Council h) that the interim advisory group be made up of Councillor Duffy, Councillor Menzies, Southland District Council Roving Museum Officer, and a member of the Community Leadership team i) to undertake discussion with Iwi to request their input into the process j) agreed to fund from the regional heritage rate, the ongoing costs associated with the Roving Museum Officer role including a supplies budget, totalling \$53,750.
Te Anau Airport Manapouri newsletter	Council noted the information contained in the latest Te Anau Airport Manapouri newsletter, created by Great South.
25 February 2026 – Council meeting	
Report	Overview
Otautau tennis courts resurfacing project - unbudgeted expenditure request	Council determined that unbudgeted expenditure of up to \$30,000 plus GST, to be funded from the Wallace Takitimu general reserve, be approved so that the asphalt resurfacing option for the Otautau tennis courts can proceed.

Wyndham camping ground - unbudgeted expenditure	<p>Council endorsed the recommendation of the Waihōpai Toetoe Community Board to approve \$30,000 unbudgeted expenditure in 2025/2026 for the Wyndham Camping Ground – Construction of to be funded by the Waihōpai Toetoe Parks and Reserves Capital Fund Reserve and reduce the project in the annual plan for 2026/2027 from \$75,000 to \$45,000.</p> <p>Council agreed that the project continue regardless of approval from the Department of Internal Affairs for the transfer of Better Off funding of \$34,020.69, noting that this amount would be funded from the Waihōpai Toetoe Parks and Reserves Capital Fund reserve.</p>
Financial Report for the period ended 31 December 2025	<p>Staff presented Council with an overview of the financial results for the six months to 31 December 2025 by Council's seven activity groups and corporate services, as well as the financial position and the statement of cashflows as of 31 December 2025.</p>
Draft 2026/2027 Annual Plan financials and supporting information	<p>Council received attachments containing the draft Annual Plan 2026/2027 financial statements, changes to fees and charges, project listing and analysis of proposed rates with an addition to reduce the toilets programme by \$1million and requested that staff prepare a report to Council outlining the revised programme for discussion.</p> <p>Council approved changes to the 2025/2026 budgets as requested by community boards and note that these have been incorporated into the opening balance position for the financial information for the Annual Plan 2026/2027.</p> <p>Council approved adjustments of \$22,065,205 to the 2025/2026 capital delivery programme for various projects, as recommended by the Finance and Assurance Committee, noting that these have either moved to 2026/2027, 2027/2028 or have been cancelled.</p> <p>Council agreed to use the District Operations Reserve to fund any shortfall on external debt interest resulting from differences in the timing of when Council charges interest and principal on new internal loans.</p> <p>Council agreed to maintain the funding of water and wastewater depreciation at the amounts included in year 3 of the LTP, resulting in water depreciation being funded at 80% and wastewater at 81% rather than the planned 75%, noting the move to fully funding depreciation on all three waters in 2027/2028.</p> <p>Council confirmed that the draft financial information for 2026/2027, including the projected operating deficit is financially prudent given Council's financial position and previous policy decisions around the funding of depreciation.</p>

	<p>Council noted that there were no significant or material differences between the Annual Plan 2026/2027 and year three of the Long-Term Plan 2024-2034 and only minor changes to fees and charges for 2026/2027 and therefore agree not to undertake any formal consultation.</p> <p>Council agreed to inform the community about the Annual Plan 2026/2027 and changes to fees and charges.</p> <p>Council noted that the financial information presented may be subject to further changes prior to the final adoption of the Annual Plan 2026/2027 in June 2026, to reflect any subsequent Council decisions, updates arising from the April forecasting process, and changes in Council's rating information database.</p>
Transport Procurement Strategy	Council approved the Transport Procurement Strategy as endorsed by NZTA.
4 March 2026 – Council meeting	
Report	Overview
Local Alcohol Policy deliberations	<p>Council agreed on:</p> <ul style="list-style-type: none"> i) Trading hours – off-licences – set new hours, from 9am until 10pm on the same day (reduced from 7am until 11pm on the same day) ii) Trading hours – on-licences – other - removing the “no restrictions” wording iii) Sensitive places – including health centres, rehabilitation centres, Marae, and Fale Pasifika in the definition of sensitive places iv) Sensitive premises – no evidence of consultation required for new applications on existing premises for change of ownership v) Discretionary provisions – addition of consideration of glass vessels at special events vi) Timeframe for review – reducing the next review period to four years, with the following cycle returning to six years.
Draft Statements of Intent 2026/2027 for Great South and Space Operations NZ	Council endorsed the joint letter of response to the draft Statement of Intents as recommended to Council by the Great South Joint Shareholders Committee.
Appointment of members to the Ohai Railway Fund Committee	Council appointed Alanna Barrett, Shane Robertson, Kevin Dixon and Kevin Curtain as members of the Ohai Railway Fund Committee.

and Te Anau Water Supply Subcommittee	Council appointed Luke Thomas, Grant Bolger, Shane Buchanan, Craig Horrell, Jason Robson, Andrew Taberner and Luke Wright to the Te Anau Basin Water Supply Subcommittee.
Mayor's report	Mayor Scott spoke to his report. Robin McCall spoke about the Ōraka Aparima Community Board, and Pam Yorke spoke about the Waihōpai Toetoe Community Board.
Management report March 2026	Council received an update on recent staff activity across Council.
Spatial Plan update	Staff provided Council with an update on the Spatial Plan project and changes made because of the recent Resource Management Reform announced by Central Government.
Waste Management and Minimisation Plan for Consultation	<p>This report sought approval to proceed with a public consultation process. Council was given the draft Southland Waste Management and Minimisation Plan 2026-2032 for consultation, and resolved:</p> <ul style="list-style-type: none"> • Council received the Medical Officer of Health feedback contained in the 2025 Southland Regional Waste Assessment (p118) in accordance with the stipulations of Waste Minimisation Act 2008 Clause 51(5)(b). • Council noted the Waste Advisory Group decision to revoke and substitute the Southland Waste Management and Minimisation Plan 2020-2026 in accordance with the Waste Minimisation Act 2008 Clauses 44 and 50(3)(a). • Council agreed to revoke and substitute the Southland Waste Management and Minimisation Plan in accordance with the Waste Minimisation Act 2008 Clauses 44 and 50(3)(a). • Council adopted the Draft Southland Waste Management and Minimisation Plan 2026 – 2032 for consultation. • Council agreed to a Joint Hearing Panel comprised of the Waste Advisory Group representatives from each participating council, being two representatives from each WasteNet council. • Council noted that if the other WasteNet parties do not proceed options will need to be reassessed.
18 March 2026 – Council meeting	
Report	Overview
Adoption of Local Alcohol Policy 2026	<p>Council received the final Local Alcohol Policy 2026, and resolved:</p> <ol style="list-style-type: none"> i) public notification of the Local Alcohol Policy will take place on Thursday 26 and Friday 27 March 2026

	<p>ii) adoption of the policy will take place 30 days post-public notification, on Monday 27 April 2026</p> <p>iii) the operative date of the policy will be the same as the adoption date, being Monday 27 April 2026.</p> <p>Council resolved that in adopting the Local Alcohol Policy 2026, the Combined Local Alcohol Policy 2015 is revoked.</p>
Update on Local Government Commission reorganisation investigation process	As this report was to provide an update on the Local Government Commission's process for the investigation of reorganisation of the local government structure in Southland, Council minuted its disappointment in being only allowed to have three elected members at the workshop being facilitated by Martin Jenkins on Monday 30 March 2026 with the Local Government Commission and the four councils.
Better off Fund - project update	Council was provided with an update of where the Better Off Funding projects are at currently.
Offer to gift Orepuki water tanks property (35 Oldham Street) to Council.	Council accepted the gift of land from the Orepuki Volunteer Fire Brigade being the property at 35 Oldham Street Orepuki containing the three firefighting water storage tanks and delegated to the chief executive the authority to execute any agreements or other documentation required to achieve the transfer of ownership of the property.
Local Governance Statement 2025-2028	<p>Council adopted its Local Governance Statement for the 2025-2028 triennium.</p> <p>Council delegated the chief executive to update the Local Governance Statement during the triennium as appropriate to ensure it is current and correct.</p> <p>Council requested that the chief executive investigate the status of the Southland Land Drainage Act 1935 and report back to Council.</p>
25 March 2026 – Finance and Assurance meeting	
Report	Overview
Finance and Assurance Committee workplan for the year ended 30 June 2026	Four new reports were added to the plan for the year, quarterly treasury report, community facilities contracts, 17a three waters and FMIS update.
Deloitte audit engagement letter, proposal letter, fee and planning report for the year ended 30 June 2026	The Committee received the engagement letter, proposal letter and planning report from Deloitte and agreed to the proposed 4.2% increase in audit fees, and delegated authority to the Mayor to sign the final audit proposal letter, incorporating any amendments agreed at this meeting and the authority to sign the engagement letter from Deloitte, covering the 30 June 2026, 30 June 2027 and 30 June 2028.

Annual Report 2025/2026 timetable	The Committee noted the key dates for the annual report 2025/2026 with the adoption of the report scheduled for 21 October 2026.
Accounting policies for the year ended 30 June 2026	Council adopted the accounting policies that will be used in the preparation of Council's Annual Report for the year ended 30 June 2026.
Request for Service Internal Audit Report	Deloitte completed an internal audit of Council's request for service systems and have identified five low to moderate findings. Staff will review the recommendations, assign actions, progress option and undertake work to complete.
Financial Report for the period ended 31 January 2026	The Committee received an overview of the financial results for the seven months to 31 January 2026 by Council's seven activity groups and corporate services, as well as the financial position and the statement of cashflows as at 31 January 2026.
Interim performance report - period two 1 July 2025 to 28 February 2026	The Committee noted the information contained in the Interim Performance Report for period two, from 1 July 2025 to 28 February 2026.
Forecasted financial position for the year ending 30 June 2026	<p>The Committee was informed of the expected year-end financial result compared to the Annual Plan 2025/2026 and to recommend to Council the resulting forecasted position.</p> <p>Council sought the endorsement of the Finance and Assurance Committee for retrospective unbudgeted expenditure requests with associated funding source and the deletion and deferral of several projects.</p>
Quarterly treasury report as at 31 January 2026	<p>The Committee was informed of Council's treasury position in accordance with the Investment and Liability Management Policy.</p> <p>Council sought approval for the updated interest rate risk strategy resulting in Council being within the thresholds by the 31 May 2026.</p>
Capital delivery programme update	<p>The Committee was provided with an update on the capital delivery programme that is included in the approved annual plan budget of \$70.54 million. The proposed forecast as at 28 February 2026 is \$73.42 million and incorporates (approved and proposed) budget changes made since the commencement of the 2025/2026 year.</p> <p>As at 28 February 2026 actual expenditure is \$20.87 million of \$56.68 million in committed works (in physical delivery or completed). The committed works currently represents 77.2% of the overall programme and relies heavily on the delivery of the transport (roading), three waters and B2B build programmes which are \$33.47 million of the remaining \$35.81 million (\$56.68m less \$20.87m) currently committed for delivery from now until year end.</p>

Quarterly risk management - March 2026 quarter	<p>The Committee considered the March 2026 quarterly risk management report and noted those risks currently assessed as of significant issue for the March 2026 quarter.</p> <p>Three risks require an increased focus - adverse event, change, and financial sustainability and one risk has shifted from decreased to stable- social licence.</p>
Health and safety	<p>The committee received an update on health and safety activity and related events over the last quarter. Two health and safety representative meetings have been held for 2026.</p>
B2B Project Update	<p>The contractor (Amalgamated Builders Ltd) has provided a detailed construction programme, is now working onsite and the building consent has been issued.</p>

Attachments

There are no attachments for this report.

Community board reporting

Record no: R/26/3/106911
Author: Karen Purdue, Community partnership leader
Approved by: Sam Marshall, Group manager customer and community wellbeing
Report type: Information

Purpose

- 1 The purpose of this report is to inform the board of the community leadership, operational and Council activities in the board area and across the district.

Staff recommendations

That the Stewart Island/Rakiura Community Board:

- a) notes the information contained in the report
- b) receives the report titled “Community board reporting”.

Attachments

- A Stewart Island Rakiura community leadership report - 9 April 2026 [↓](#)
- B Stewart Island Rakiura operational report - 9 April 2026 [↓](#)



What's happening in your area

Road sealing project

The road sealing project is expected to be completed by 17 April.

The sealing crew, Dan, Hayden, Quintin, Lance, Andrew, Bruce, Zady, Sally and Sasha would like to thank the community for making them feel welcome and have said "It has been an absolute pleasure working on the island. The locals are very friendly and helpful from offering coffees to giving us ice blocks on hot days."

They extended special thanks to Rakiura shipping, Stewart Island flights, Greg Everest and Steve Philips for helping with their hiab's unloading chip and emulsion and Squirt O'Connor was a really big help when the crew had issues unloading the emulsion.

Team leader Dan said "This will definitely be a highlight of my sealing career."

Community partnership fund

The current round of funding for the Stewart Island/Rakiura community partnership fund closed on 31 March 2026. Applications will be brought to the next meeting.

Stewart Island Visitor Levy

Applications for the Stewart Island Visitor Levy fund close on Friday 8 May 2026. An allocation meeting is scheduled for 4 June 2026.

Community Funding

District Initiatives Fund

Applications for the District Initiatives fund closed on 31 March 2026. Applications will be considered by Council at a subsequent meeting.

Other funding opportunities

Applications for the Sport NZ Rural Travel Fund closed on 31 March 2026. Applications will be considered at a subsequent Council meeting.

The following Southland District Council funds close on 20 December 2026:

- Centennial Bursary Scholarships for recognised tertiary study
- Valmai Robertson Creative NZ Arts Scholarships

- Eric Hawkes Memorial Outward Bound Scholarship.

Applications can be made on the Southland District Council website via the SmartyGrants link:
<https://www.southlanddc.govt.nz/council/funding-and-grants/>

Bursary and scholarship allocations 2025

Centennial Bursaries

Josh Cairns	\$2,000
Sophie Cundall	\$2,000

Valmai Robertson Arts Scholarship

Erika Leith	\$1,975
Jolie Hazley	\$100
Greer Hazley	\$100
Cameron Fox	\$100
Pepper-May Henwood	\$75
Emily Neems	\$75
Hazel Green	\$75

Eric Hawkes Memorial Outward Bound Scholarship

Jorjia Marshall

Council department updates

Governance

Work streams progressing in the governance team include:

- Completing the Ōraka Aparima Community Board by-election. Don Frew was declared elected to the board on 4 March 2026
- Compiling elected member interest returns. The register of interests will be completed soon (this is legally required)
- Council appointing members to the Stewart Island Visitor Levy Allocations Subcommittee, the Te Anau Basin Water Supply Subcommittee and the Ohai Railway Fund Committee
- Council giving feedback on the Great South and Space Operations New Zealand Ltd statement of intents.

Policy and planning update

Climate Change

Regional activities

The Regional Climate Change Working Group held its first governance workshop on 12 March 2026. Key matters covered included:

- [Local Government Sector Climate Scenarios](#) – a tool which can aid local government’s long term planning

- Updates on key regional projects including Regional Climate Impacts Assessment and Community Climate Perceptions Survey results
- Progress against actions in the [Regional Framework for Action on Climate for Murihiku Southland](#)
- Government reforms and regional spatial planning
- Process to develop the first Regional Climate Action Plan for Murihiku Southland in parallel with councils' long term plans for 2027-37.

Updated climate projections for Southland, prepared by Earth Sciences NZ (formerly NIWA) for Environment Southland, will be presented to the ES Strategy & Policy Committee on 15 April and will be made publicly available.

Climate adaptation

We are continuing work to assess risks from climate change to SDC's assets and operations, with completion planned in mid 2026. The findings will help identify key issues for consideration in the next long term plan.

Emissions reduction

Staff are scoping options for organisational emissions reduction activities. The [Regional Climate Change Strategy for Murihiku Southland](#), adopted by SDC and the other Southland councils in 2024, includes an aspiration for Southland local government agencies to become net zero organisations by 2050.

Internal alignment

Following receipt of the updated climate projections for Murihiku Southland, we will integrate these into climate change information and resources for staff. Our internal staff climate change working group has recommenced meetings and is planning sustainability-focussed activities.



Stewart Island/Rakiura Community Board

Tracker – ongoing

Ulva Island Jetty – difficulty is being experienced in receiving the final design work.

Rakiura Energy Project – the newsletter that went to mailboxes at Easter provides a good update on the project. If anyone did not receive one, it can be found either on the website <https://www.southlanddc.govt.nz/community-and-facilities/community-boards/stewart-island-rakiura-energy-solutions/> or there are copies at the library.

Golden Bay Masterplan – report in agenda for meeting.

Review of waste activity – Kevin Johnson, the new water and waste manager, will be reviewing this with the board.

Interpretation panels – installed Tuesday 31 March.

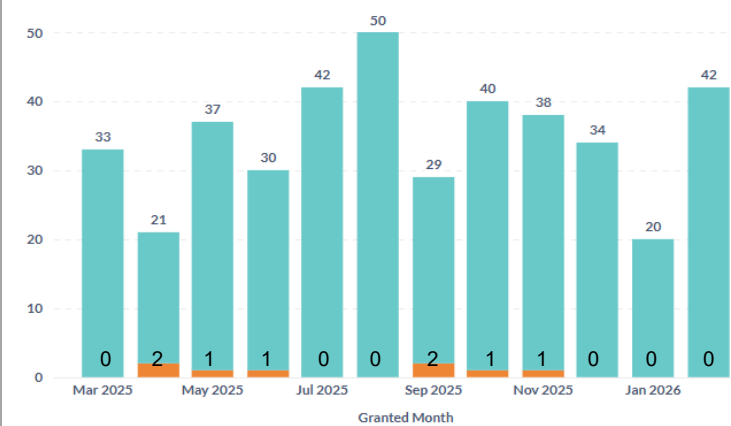
Application to the Stewart Island Visitor Levy – report in agenda for meeting.

SIESA house – an unbudgeted expenditure report is required for the work required to bring the house up to Healthy Home standards.

Resource consents granted

RM applications granted for community board

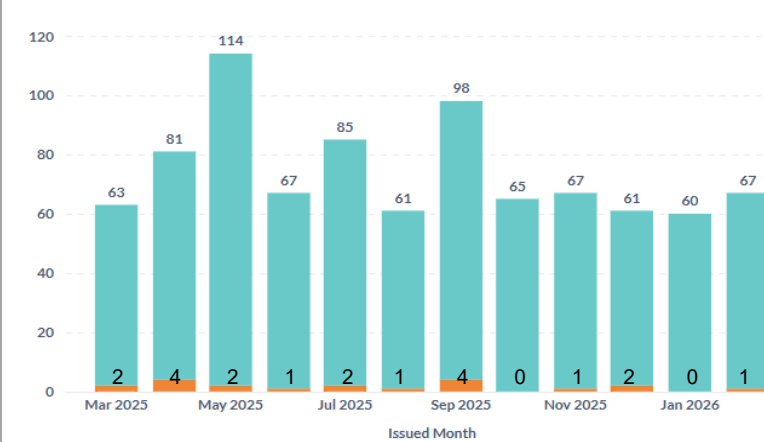
RestOfSDC BoardCount



Building consents issued

Building Consents issued for community board

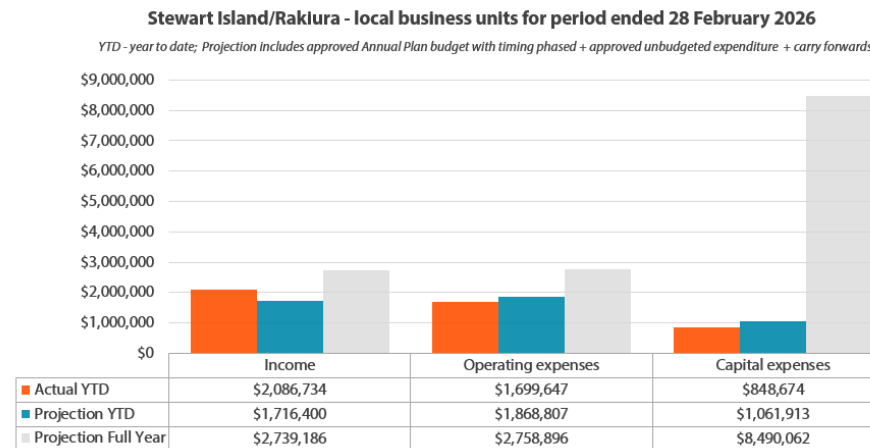
RestOfSDC BoardCount



Upcoming priorities

Golden Bay walking track from the southern end of Traill Park, along Golden Bay Road to Oban and finishing at the intersection with Ayr Street – Geotech work has been commissioned to help facilitated optioneering to help inform the way forward for the walking track as current ground conditions don't support the proposed design.

Local Budget Information



Budget notes

Income is \$370k (22%) over projection. SIESA is over projection in operations by \$169k, this is largely due to interest received on investments (invested grant income) totaling \$61k. The other main items over projection are electricity income due to higher kilowatts sold (\$89k) and connection fees (\$20k). \$200k of the over projection is grant funding received for the Ulva Island Wharf. Government grants for the walking track from Horseshoe Road to Butterfield Beach are \$17k over projection and received as work progresses. This is offset by the timing of Stewart Island visitor levy funding for the Dundee Street Footpath loan repayments (\$12k under projection) which will be brought in as part of year end entries. SIESA Waste Recovery is under projection by \$10k.

Operating expenses are \$169k (9%) under projection. The majority of this relates to SIESA operations that are under projection by \$162k largely due to fuel (\$92k) network maintenance (\$52k), management fee (\$18k) and insurance (\$11k). This is partially offset by spend on consultants that is \$7k over projection. SIESA waste recovery is \$34k over projection largely due to taxable allowances and increased road freight costs. Other areas under projection include Stewart Island jetties (\$11k) largely due to decreased insurance costs. SIESA kerbside and rubbish collection are under projection by a combined \$19k due to internal wages oncost being lower than projected. Parks and reserves are overall \$9k under projection largely due to maintenance codes as general maintenance has a reactive component. Storm damage costs have not been included as we are still working through this matter with our insurers. We will keep the board updated as more information comes to hand.

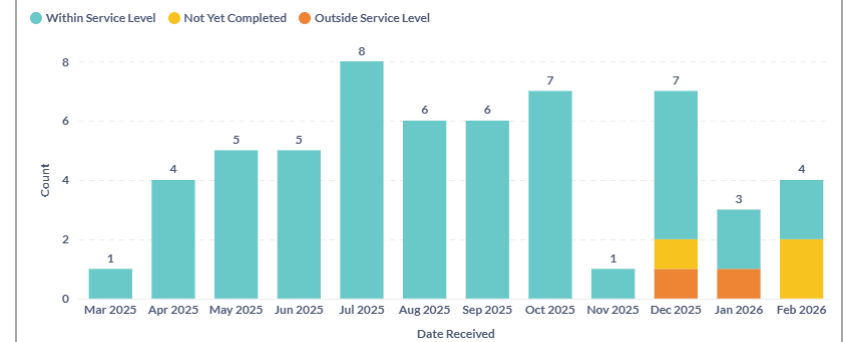
Capital expenses are \$213k (20%) under projection largely due to the timing of the budget for the Rakiura Energy project that is \$309k under projection. The Golden Bay Wharf project is also under projection by \$30k. Projects over projection due to the timing of budgets include the SIESA renewal project (\$106k), the Golden Bay walkway investigation project (\$14k), Ulva Island project (\$4k) and the refurbishment of Millers Beach (\$4k). Proposed changes to some project budgets have been included in forecasting that will be presented to Council in April. This includes moving out two project budgets to the 2026/2027 financial year: rebuild Ulva Island jetty \$60k, Golden Bay wharf renewal preparation \$29k. It also includes moving the budget for the refurbishment of Millers Beach back into 2025/2026 from 2026/2027.

Requests for service

Across the district there were 1024 requests for service lodged during the period January and February 2026, of which 213 were related to three waters. Eight of the total requests belonged to this board area. A full breakdown of those requests is detailed below.

REQUEST TYPE	COUNT
Hazards	1
Litter matters - urban	1
Rapid numbers – repairs and maintenance	1
Sealed road faults	2
Transport general enquiries	1
Water and waste general	1
TOTAL	8

Requests for service lodged



Service contracts

Water and wastewater services operation and maintenance

The 23/01 Operations and Maintenance Contract continues to operate across the Stewart Island Community Board area. Wastewater services across the area have continued to operate as expected, with a normal number of service requests received by Council and Downer. Additional resources have been added to support service delivery, including two local staff members and an apprentice, along with operational support from the mainland when required.

During February, Council representatives undertook site investigations and audits of all contract facilities within the Stewart Island area. These inspections were conducted to assess the standard of maintenance and to verify recorded asset information against on-site conditions.

All facilities audited were found to be in generally good condition.

In the next two to three months, investigations are planned to identify sources of seawater intrusion into the wastewater network along Horseshoe Bay area. This will involve smoke testing of sections of the wastewater infrastructure in the Horseshoe Bay area, followed by remediation works.

Capital works - desludging works for the existing wastewater ponds are currently underway and are expected to be completed within this financial year.

Mowing

Mowing is currently behind schedule due to Fulton Hogan being heavily committed to resealing works and associated preparation activities. The Contract Manager is working closely with Fulton Hogan to bring the programme back on track and is exploring options to provide additional support.

Moturau Gardens

The garden is looking very good, and the contractor is doing an excellent job. We are still awaiting the installation of the new water tank. We are also exploring options to reduce the amount of leaves entering the gutters, as they currently require regular cleaning and maintenance.

Foveaux Alliance

Final pre reseal repairs are being completed prior to sealing in March.

Routine tasks, grading, pothole filling and cyclic activities undertaken.

Resealing on the Mainland continues weather dependant.

Projects update

Activity	Name	Current Phase	Current Progress	Budget actual ytd
ROADS AND FOOTPATHS	Golden Bay Walkway Investigation	Pre-delivery phase	Off track	\$73,714 \$87,962 P-11075
Meeting with affected parties to consider options. Geotechnical investigations confirmed no suitable ground bearing capacity is available. No further budget available for this year.				
WASTEWATER	Multi scheme-oxidation pond de-sludge	Delivery phase	Monitor	\$585,102 \$247,300 P-10452
Earthworks, pad lining and geobag installs have all been completed. Following initial de-sludge testing completed for flocculation and polymer modifications the contractor is now in full swing with the sludge dredging and removal, this will continue until complete which is expected to be 6-8weeks.				
WASTEWATER	Stewart Island wastewater consent renewal	Pre-delivery phase	On track	\$41,610 \$25,005 P-10474
Council was granted a consent in October, it was awarded for 25 years to 2050. We have further funding in 2026/2027 for any future improvement works if required.				
WATER STRUCTURE	Rebuild Ulva Island jetty	Pre-delivery phase	Off track	\$205,000 \$130,483 P-10295
Project is still pending receipt of design to enable this to move into consenting phase. This delay is putting this project at risk of non-completion before October 2026.				

JANUARY 2026	FEBRUARY 2026	MARCH 2026	APRIL 2026	MAY 2026	JUNE 2026	JULY 2026	AUGUST 2026	SEPTEMBER 2026	OCTOBER 2026	NOVEMBER 2026	DECEMBER 2026
	12 Feb - Board meeting	12 March - Board workshop	9 April - Board meeting	14 May - Board workshop	11 June - Board meeting	9 July - Board workshop	13 August - Board meeting	10 September - Board workshop	8 October - Board meeting	12 November - Board workshop	10 December - Board meeting
				Stewart Island Visitor levy applications close 8 May	Stewart Island Visitor Levy subcommittee meeting – June TBA			Community service award nominations close 30 September	Stewart Island Rakiura Community Partnership applications close 31 October		
		District Initiative fund, Creative Communities Fund, Sport New Zealand Rural Travel fund applications close 31 March						District Initiative fund, Creative Communities Fund, Sport New Zealand Rural Travel fund applications close 30 September			Scholarships and bursary applications close 20 December

Stewart Island/Rakiura Community Board - applications to the Stewart Island/Rakiura Visitor Levy Fund 2026

Record no: R/26/3/106912
Author: Karen Purdue, Community partnership leader
Approved by: Sam Marshall, Group manager customer and community wellbeing
Report type: Decision

Purpose

- 1 The purpose of this report is to seek approval from the Stewart Island/Rakiura Community Board to submit two funding applications to the Stewart Island/Rakiura Visitor Levy Fund.

Staff recommendations

That the Stewart Island/Rakiura 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.
- 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) agrees to the submission of an application of \$100,000 to the Stewart Island/Rakiura Visitor Levy Fund to start the process of redeveloping the Golden Bay wharf.
- e) agrees to the submission of an application of \$10,000 to the Stewart Island/Rakiura Visitor Levy Fund for interpretation panels
- f) delegates authority to the Stewart Island/Rakiura Community Board chair to approve any changes to the application before submission.

Executive summary

- 2 Southland District Council staff have worked closely with the Stewart Island/Rakiura Community Board to identify projects needing funding assistance that meet the above criteria.
- 3 The board has indicated that it wishes to lodge two applications in this funding round.
- 4 The first application is a project to start the process for the redevelopment of the Golden Bay wharf.
- 5 The second application is a project to install interpretation panels at various locations on the Island.
- 6 The Stewart Island/Rakiura Community Board is required to make a formal decision to confirm the submission of applications to the Stewart Island/Rakiura Visitor Levy Fund which closes on Friday, 8 May 2026.

- 7 Staff are seeking approval from the board to delegate authority to the board chair to approve any changes to the applications before submission.

Context

- 8 To be considered for funding, applications must be consistent with section 6(b) of the Southland District Council (Stewart Island/Rakiura Visitor Levy) Empowering Act 2012. Section 6(b) states that revenue and levies collected must be used to:
- fund, wholly or in part, activities used by visitors or any class of excluded visitor;
 - fund, wholly or in part, activities on the island for the benefit of visitors or any class of excluded visitor; and/or
 - mitigate the adverse effects of visitors or excluded visitors on the environment of the island.
- 9 Each year the Stewart Island/Rakiura Community Board has the opportunity to submit applications to the Stewart Island/Rakiura Visitor Levy Fund for projects that align with the funding criteria and that are already included in Southland District Council's Long Term Plan.
- 10 For this funding round, the board has indicated they wish to submit two funding applications.
- 11 The first application is a project for the redevelopment of the Golden Bay wharf. To start the process, resource consents need to be applied for and approved. A detailed design and contract specification needs to be developed taking into consideration and addressing all the requirements of the new wharf structure. The application is requesting funding of \$100,000.
- 12 The application form is included as Attachment A to this report.
- 13 The second application is a project to install interpretation panels at various locations on the island. The application is requesting funding of \$10,000.
- 14 The application form is included as Attachment B to this report.
- 15 The Stewart Island/Rakiura Community Board is required to make a formal decision to confirm the submission of applications to the Stewart Island/Rakiura Visitor Levy Fund.
- 16 Applications close on Friday 8th May 2026. Staff are seeking approval from the board to delegate authority to the board chair to approve any changes to the applications before submission.

Discussion

- 17 It should be noted that the redevelopment of the wharf project was Stage 5 in the draft Golden Bay Masterplan.

Options

- 18 The following reasonably practicable options have been identified and assessed in this report:
- Option 1 - agrees to the submission of an application of \$100,000 to the Stewart Island/Rakiura Visitor Levy Fund to start the process of redeveloping the Golden Bay wharf.

Option 2 - does not agree to the submission of an application of \$100,000 to the Stewart Island/Rakiura Visitor Levy Fund to start the process of redeveloping the Golden Bay wharf.

Option 3 - agrees to the submission of an application of \$10,000 to the Stewart Island/Rakiura Visitor Levy Fund for interpretation panels.

Option 4 - does not agree to the submission of an application of \$10,000 to the Stewart Island/Rakiura Visitor Levy Fund for interpretation panels.

Recommended option:

- 19 The recommended options are options one and three.

Option 1 – agrees to the submission of an application of \$100,000 to the Stewart Island/Rakiura Visitor Levy Fund to start the process of redeveloping the Golden Bay wharf.

Advantages	Disadvantages
<ul style="list-style-type: none"> the application can be considered for funding by the Stewart Island/Rakiura Visitor Levy Subcommittee. If funded, the project can go ahead. 	<ul style="list-style-type: none"> there are no disadvantages.

Option 2 – does not agree to the submission of an application of \$100,000 to the Stewart Island/Rakiura Visitor Levy Fund to start the process of redeveloping the Golden Bay wharf.

Advantages	Disadvantages
<ul style="list-style-type: none"> there are no advantages. 	<ul style="list-style-type: none"> the application cannot be considered for funding by the Stewart Island/Rakiura Visitor Levy Subcommittee. Delays to the project delivery can be expected.

Option 3 – agrees to the submission of an application of \$10,000 to the Stewart Island/Rakiura Visitor Levy Fund for interpretation panels.

Advantages	Disadvantages
<ul style="list-style-type: none"> the application can be considered for funding by the Stewart Island/Rakiura Visitor Levy Subcommittee. If funded, the project can go ahead. 	<ul style="list-style-type: none"> there are no disadvantages.

Option 4 – does not agree to the submission of an application of \$10,000 to the Stewart Island/Rakiura Visitor Levy Fund for interpretation panels.

Advantages	Disadvantages
<ul style="list-style-type: none"> the application can be considered for funding by the Stewart Island/Rakiura Visitor Levy Subcommittee. If funded, the project can go ahead. 	<ul style="list-style-type: none"> there are no disadvantages.

Legal considerations

- 20 There are no legal considerations.

Strategic alignment

Strategic direction

- 21 These applications align with Council’s community outcomes and long term planning objectives by maintaining accessible community facilities, and fit for purpose infrastructure.

Policy and plan consistency

- 22 Staff have not identified any inconsistencies with Council policy or the Long Term Plan.

Financial considerations

- 23 Funding is being sought from the Stewart Island/Rakiura Visitor Levy Fund.

Significance assessment

- 24 This decision has been assessed in accordance with Council’s Significance and Engagement Policy as having some importance but not considered significant.
- 25 Of more moderate importance, this decision is considered to have some limited public interest and aligns with the outcomes sought under the Stewart Island Rakiura Community Board Plan, a community that has fit-for-purpose, sustainable infrastructure and promote tourism under Council’s Long Term Plan along with regional destination and development strategies.

Level	Likelihood of engagement
Some importance or administrative	Council is not likely to carry out any engagement.
Moderate importance	Council may choose whether it carries out engagement, which may be targeted to directly affected individuals or groups.
Significant	Council will engage with directly affected individuals and groups and wider community engagement is likely, unless there are reasons under policy not to.
Critical	Council will engage with directly affected individuals and groups and wider community engagement is highly likely, unless there are reasons under policy not to.

Community views

- 26 The Rakiura Stewart Island Community Board have previously engaged with the local community.
- 27 Based on aspirations that have been provided to Council from Te Ao Mārama when reviewing projects that the community facilities team had approved through the 2024-2034 Long Term Plan the proposed work does not require engagement with iwi.

Climate change considerations

- 28 There are no significant climate change considerations associated with the recommended option.

Risk and mitigations

- 29 There are no significant risks in relation to this matter or decision.

Next steps

- 30 Following the approval of this report, the applications will be submitted to the Stewart Island/Rakiura Visitor Levy Fund.

Attachments

- A Stewart Island Visitor Levy application - redevelopment Golden Bay jetty [↓](#)
- B Stewart Island Visitor Levy application - interpretation panels [↓](#)

Stewart Island Visitor Levy - May 2026
Stewart Island Rakiura Visitor Levy Fund application form
Application No. SIVL001MAY26 From Karen Purdue - DRAFT

Organisation details

* indicates a required field

Applicant details

Applicant name *

Stewart Island Rakiura Community Board

Street Address *

15 Forth Street
Invercargill
Southland 9810 New Zealand
Any, but at least one field is required.

Applicant Postal Address (if different from above) *

15 Forth Street
Invercargill
Southland 9810 New Zealand
Any, but at least one field is required.

Phone Number *

0800 732 732
Must be a New Zealand phone number.

Email *

hartley.hare@southlanddc.govt.nz
Must be an email address.

Purpose or main activity of your organisation

Contact details for this application

Name 1 *

Hartley Hare

Phone Number *

0800 732 732
Must be a New Zealand phone number.

Email *

hartley.hare@southlanddc.govt.nz
Must be an email address.

Name 2 *

Aaron "Squirt" Conner

Phone Number *

0800 732 732
Must be a New Zealand phone number.

Stewart Island Visitor Levy - May 2026
Stewart Island Rakiura Visitor Levy Fund application form
Application No. SIVL001MAY26 From Karen Purdue - DRAFT

Email *

squirt.conner@gmail.com

Must be an email address.

Application details

*** indicates a required field**

Project Details

What are you applying for? (please tick all that apply) *

- Funding for an activity or facility used by, or for the benefit of, visitors to Stewart Island/Rakiura
- Funding for an activity or facility to mitigate the adverse effects on the environment from visitors to Stewart Island/Rakiura

Please provide a short title for your project: *

Redevelopment of Golden Bay Jetty

What is the location of your project? *

Rakiura Stewart Island

For what purpose does your organisation seek a Stewart Island/Rakiura Visitor Levy grant? (please upload a separate sheet if necessary in the supporting documents section) *

The wharf at Golden Bay is nearing end of life and needs replaced.

To start the process, resource consents need to be applied for and approved, A detailed design and contract specification needs to be developed taking into consideration and addressing all the requirements of the new wharf structure.

Considerations need to include:

Structure to suit the need of all users from Ferry to smaller water taxi type vessels.

A design life of 80- 100 years.

A low maintenance structure requiring minimal maintenance over the life of the asset.

How the structure will be fixed to the seabed

Protection from the weather in the way of a breakwater structure designed specific to this location

The size and weight loading capability to be able to berth the Ferry in emergency situations ie bad weather, a failure at the main wharf.

Safety in design allowing for safe and efficient construction and use post construction, complying with all relevant standards and codes of practice.

Having a detailed design will allow council to go to market with the confidence of receiving competitive pricing from contractors with a clear understanding of council expectations.

This reduces the risk of scope creep and variations during construction.

A tender process will be conducted for the professional services to design and provide construction monitoring during construction.

Some preliminary work has been carried out which will aid in the development of a suitable design.

Please assume that we know nothing about your project - give as much information as possible.

**Stewart Island Visitor Levy - May 2026
Stewart Island Rakiura Visitor Levy Fund application form
Application No. SIVL001MAY26 From Karen Purdue - DRAFT**

How will your project directly benefit visitors or mitigate the adverse environmental effects of visitors to the island? (please upload a separate sheet if necessary in the supporting documents section) *

Currently a large number of visitors use the Golden Bay wharf for visiting Ulva Island in particular and travel to other jetties. Upgrading the wharf will ensure safety standards are met and the visitor will have a high quality experience.

Does your project relate to infrastructure or facility capital works?

- yes
 no

No more than 1 choice may be selected.

If yes, who owns the infrastructure or facility?

Southland District Council

What is the current status of the facility or infrastructure?

The wharf at Golden Bay is nearing end of life and needs replaced. As a result of structural inspection, several issues were identified that needed to be done to maintain the structure in its current condition. This included repairs to the deck, bracing and structural elements. These repairs will not extend the life of the current structure.

Is it open or closed? Is it currently unusable due to work needing to be done etc.

Does the facility have a long-term maintenance plan?

- yes
 no

No more than 1 choice may be selected.

If yes, please upload your long-term maintenance plan here:

No files have been uploaded

Does your project involve conceptual or site plans?

- yes
 no

No more than 1 choice may be selected.

If yes, please upload your concept or site plans here:

No files have been uploaded

Does your project require resource or building consent?

- yes
 no

No more than 1 choice may be selected.

If yes, please state the stage of approval

A resource consent is required and possibly a building consent. These are contingent on funding approval for the project to proceed

Presentation

Stewart Island Visitor Levy - May 2026 Stewart Island Rakiura Visitor Levy Fund application form Application No. SIVL001MAY26 From Karen Purdue - DRAFT

Applicants can choose to make a presentation in support of their application. Presentations are limited to five minutes. An additional five minutes will be available for questions from the Stewart Island/Rakiura Visitor Levy Committee if required. Applicants will be advised of the time, date and location of presentations.

Do you wish to make a presentation in support of my application? *

- yes
 no
 I am available if required by the committee

No more than 1 choice may be selected.

Financial details

*** indicates a required field**

Bank details

Bank Account *

Account Name: Southland District
Council

Account Number: 020924006498700

Must be a valid New Zealand bank account format.

Please upload verification of organisation's bank account details *

No files have been uploaded

i.e. a bank coded deposit slip or bank verified account details

Are you registered for GST? *

- yes
 no

No more than 1 choice may be selected.

If yes, GST number:

51850238

Must be a number.

Please upload your organisations latest financial accounts *

No files have been uploaded

Please upload your organisations latest bank statement *

No files have been uploaded

Total Project Cost *

\$2,000,000.00

Must be a dollar amount.

What is the total budgeted cost (dollars) of your project?

Amount you are requesting from the Stewart Island Visitor Levy fund? *

\$ 100,000

Must be a number.

Is this application for multi-year funding?

Page 4 of 8

**Stewart Island Visitor Levy - May 2026
Stewart Island Rakiura Visitor Levy Fund application form
Application No. SIVL001MAY26 From Karen Purdue - DRAFT**

- yes
- no

Please indicate your current level of reserves: *

0

Must be a number.

Please comment on your current level of reserves and if they cannot be used for this project, explain why: *

There are no reserves as they are committed through the Long Term Plan to other projects. The community board also feel that infrastructure projects such as this should not become a burden on the Island's small ratepayer base. The Stewart Island Visitor Levy was introduced because there was a recognition that the Island has a small resident population and was a destination for a large number of short term visitors which creates a unique funding challenge for council to provide the infrastructure required.

Briefly describe any voluntary effort or donated materials provided for this project

Nil

e.g. working bee by committee, number of planning hours/meetings for an event etc

How to you envisage paying for the future operational costs of this project (if applicable)

Through the annual plan maintenance budgets

Project Budget

Applicants that are GST registered - please provide figures that **exclude** GST.

Applicants that are not GST registered - please provide figures that **include** GST.

List all the income that you plan to get towards your project (e.g. grants/donations, your own funds, fundraising). **Also include the grant amount you are requesting for this application (income and expenditure totals must match).**

Income	\$	Expenditure	\$
	\$100,000.00		\$100,000.00

Project Budget Totals

The income and expenditure totals should balance/match.

Stewart Island Visitor Levy - May 2026 Stewart Island Rakiura Visitor Levy Fund application form Application No. SIVL001MAY26 From Karen Purdue - DRAFT

Total Income Amount	Total Expenditure Amount	Income - Expenditure
\$100,000.00 This number/amount is calculated.	\$100,000.00 This number/amount is calculated.	\$0.00 This number/amount is calculated.

Quotes

You should obtain at least two quotes where practicable. If this is not possible, please just explain why below.

Have you sought at least two quotes?

- yes
 no

No more than 1 choice may be selected.

Please upload quote(s)

No files have been uploaded

If you have not provided more than one quote, please explain why:

As mentioned earlier, a tender process will be conducted for the professional services required during the consenting and design process

Additional information

If you have any additional comments about your budget please detail here:

Supporting documentation

Supporting documentation

Please upload any supporting documentation here (i.e. letters of support, supplementary information from questions in the application, covering letter etc)

You may upload multiple documents.

Attach documents here

No files have been uploaded

If you have any additional comments about your application please detail here:

Feedback

How did you find out about the Stewart Island Visitor Levy Fund?

- Have applied previously Southland District Council website Council or

Stewart Island Visitor Levy - May 2026 Stewart Island Rakiura Visitor Levy Fund application form Application No. SIVL001MAY26 From Karen Purdue - DRAFT

Community Board Facebook page Radio Newspaper Online Referred by another funder Word of mouth Council staff Other

No more than 1 choice may be selected.

PLEASE RATE THE FOLLOWING STATEMENTS

The time required to prepare and complete the application was reasonable

Strongly agree Agree Disagree Strongly disagree N/A

No more than 1 choice may be selected.

The application process is very straightforward

Strongly agree Agree Disagree Strongly disagree N/A

No more than 1 choice may be selected.

Please provide any feedback or suggestions about any improvements we could make to the application process:

Declaration

*** indicates a required field**

Declaration

I consent to the Southland District Council collecting personal details provided on this form. The consent is given in accordance with the Privacy Act 2020.

This declaration and authorisation relates to information in this application and attachments that the Southland District Council may hold about your organisation/group now or in the future.

In making this declaration I declare that:

- this application has been submitted with the full knowledge and agreement of the management/governance of my organisation/group;
- the information supplied in this application and any attachments is true and factual;
- any grant received will be used for the purpose for which it was approved.

I authorise Southland District Council to:

- use the information supplied as part of this application and any attachments for the purposes of administration and consideration of this application;
- make any enquiries of third parties, (which may involve discussing information contained in this application);
- advertise or publish the name of our organisation/group and the amount of any grant approved if this application is successful, including disclosure of this information to other funding agencies.

I acknowledge that:

- any decision made is final
- Southland District Council has the right to withdraw any grant approved or demand the return of funds already paid if it is discovered that any statement made in this application is incorrect, incomplete or misleading, in a way that may have affected the funding decision.

Stewart Island Visitor Levy - May 2026
Stewart Island Rakiura Visitor Levy Fund application form
Application No. SIVL001MAY26 From Karen Purdue - DRAFT

I am authorised to complete this application and I have read and understood this declaration and privacy statement:

Name 1 *

Position in organisation *

Date *

Must be a date.

Stewart Island Visitor Levy - May 2026
Stewart Island Rakiura Visitor Levy Fund application form
Application No. SIVL002MAY26 From Karen Purdue - DRAFT

Organisation details

* indicates a required field

Applicant details

Applicant name *

Stewart Island Rakiura Community Board

Street Address *

15 Forth Street
Invercargill
Southland 9810 New Zealand
Any, but at least one field is required.

Applicant Postal Address (if different from above) *

15 Forth Street
Invercargill
Southland 9810 New Zealand
Any, but at least one field is required.

Phone Number *

0800 732 732
Must be a New Zealand phone number.

Email *

karen.purdue@southlanddc.govt.nz
Must be an email address.

Purpose or main activity of your organisation

Southland District Council is a territorial authority committed to the needs of both people living in the District and those that will one day all Southland home.

Contact details for this application

Name 1 *

Louise Pagan

Phone Number *

0800 732 732
Must be a New Zealand phone number.

Email *

louise.pagan@southlanddc.govt.nz
Must be an email address.

Name 2 *

Aaron "Squirt" Conner

Phone Number *

0800 732 732

Stewart Island Visitor Levy - May 2026
Stewart Island Rakiura Visitor Levy Fund application form
Application No. SIVL002MAY26 From Karen Purdue - DRAFT

Must be a New Zealand phone number.

Email *

squirt.conner@gmail.com

Must be an email address.

Application details

*** indicates a required field**

Project Details

What are you applying for? (please tick all that apply) *

- Funding for an activity or facility used by, or for the benefit of, visitors to Stewart Island/Rakiura
- Funding for an activity or facility to mitigate the adverse effects on the environment from visitors to Stewart Island/Rakiura

Please provide a short title for your project: *

Interpretation panels at various Stewart Island Rakiura locations

What is the location of your project? *

Stewart Island Rakiura

For what purpose does your organisation seek a Stewart Island/Rakiura Visitor Levy grant? (please upload a separate sheet if necessary in the supporting documents section) *

Providing information on area's of special interest for visitors on Rakiura and sharing the Island history and stories is important for visitor enjoyment and satisfaction. Installing interpretation panels is a way of sharing those stories

Please assume that we know nothing about your project - give as much information as possible.

How will your project directly benefit visitors or mitigate the adverse environmental effects of visitors to the island? (please upload a separate sheet if necessary in the supporting documents section) *

In the Murihiku Southland Destination Strategy one of the guiding principles is Manaakitanga. We want to welcome visitors and share our region and its unique stories while at the same time we understand that as good hosts we need to make sure visitors' needs are addressed as well as our own. Some of the needs listed include that visitors are looking for authentic and connected experiences and improved knowledge and understanding of the areas they visit. Interpretation panels telling the story of these locations on the Island will satisfy those needs.

Does your project relate to infrastructure or facility capital works?

- yes
- no

No more than 1 choice may be selected.

Stewart Island Visitor Levy - May 2026
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If yes, who owns the infrastructure or facility?

Southland District Council

What is the current status of the facility or infrastructure?

Is it open or closed? Is it currently unusable due to work needing to be done etc.

Does the facility have a long-term maintenance plan?

- yes
 no

No more than 1 choice may be selected.

If yes, please upload your long-term maintenance plan here:

No files have been uploaded

Does your project involve conceptual or site plans?

- yes
 no

No more than 1 choice may be selected.

If yes, please upload your concept or site plans here:

No files have been uploaded

Does your project require resource or building consent?

- yes
 no

No more than 1 choice may be selected.

If yes, please state the stage of approval

Presentation

Applicants can choose to make a presentation in support of their application. Presentations are limited to five minutes. An additional five minutes will be available for questions from the Stewart Island/Rakiura Visitor Levy Committee if required. Applicants will be advised of the time, date and location of presentations.

Do you wish to make a presentation in support of my application? *

- yes
 no
 I am available if required by the committee

No more than 1 choice may be selected.

Financial details

*** indicates a required field**

Bank details

Bank Account *

Account Name: Southland District

Page 3 of 7

Stewart Island Visitor Levy - May 2026
Stewart Island Rakiura Visitor Levy Fund application form
Application No. SIVL002MAY26 From Karen Purdue - DRAFT

Council
 Account Number: 020924006498700
 Must be a valid New Zealand bank account format.

Please upload verification of organisation's bank account details *

No files have been uploaded
 i.e. a bank coded deposit slip or bank verified account details

Are you registered for GST? *

yes
 no
 No more than 1 choice may be selected.

If yes, GST number:

51850238
 Must be a number.

Please upload your organisations latest financial accounts *

No files have been uploaded

Please upload your organisations latest bank statement *

No files have been uploaded

Total Project Cost *

\$10,000.00
 Must be a dollar amount.
 What is the total budgeted cost (dollars) of your project?

Amount you are requesting from the Stewart Island Visitor Levy fund? *

10,000
 Must be a number.

Is this application for multi-year funding?

yes
 no

Please indicate your current level of reserves: *

0
 Must be a number.

Please comment on your current level of reserves and if they cannot be used for this project, explain why: *

Reserves are committed to other projects in the Long Term Plan and the community board believes that projects for the benefit of visitors should not be at the cost of the local ratepayer.

Briefly describe any voluntary effort or donated materials provided for this project

Council staff will provide the design work for the panels. Assistance from the Rakiura Museum in regard to accessing history information is also available
 e.g. working bee by committee, number of planning hours/meetings for an event etc

How to you envisage paying for the future operational costs of this project (if applicable)

Stewart Island Visitor Levy - May 2026
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Application No. SIVL002MAY26 From Karen Purdue - DRAFT

Any future costs will be very minimal and would come from the community board budgets.

Project Budget

Applicants that are GST registered - please provide figures that **exclude** GST.
 Applicants that are not GST registered - please provide figures that **include** GST.
 List all the income that you plan to get towards your project (e.g. grants/donations, your own funds, fundraising). **Also include the grant amount you are requesting for this application (income and expenditure totals must match).**

Income	\$	Expenditure	\$
	\$10,000.00		\$10,000.00

Project Budget Totals

The income and expenditure totals should balance/match.

Total Income Amount	Total Expenditure Amount	Income - Expenditure
\$10,000.00	\$10,000.00	\$0.00
<small>This number/amount is calculated.</small>	<small>This number/amount is calculated.</small>	<small>This number/amount is calculated.</small>

Quotes

You should obtain at least two quotes where practicable. If this is not possible, please just explain why below.

Have you sought at least two quotes?

- yes
- no

No more than 1 choice may be selected.

Please upload quote(s)

No files have been uploaded

If you have not provided more than one quote, please explain why:

Council will be doing some of the work in house and quotes will be sought for the production

Stewart Island Visitor Levy - May 2026 Stewart Island Rakiura Visitor Levy Fund application form Application No. SIVL002MAY26 From Karen Purdue - DRAFT

of the panels once funding is confirmed.

Additional information

If you have any additional comments about your budget please detail here:

Supporting documentation

Supporting documentation

Please upload any supporting documentation here (i.e. letters of support, supplementary information from questions in the application, covering letter etc)

You may upload multiple documents.

Attach documents here

No files have been uploaded

If you have any additional comments about your application please detail here:

The interpretation panels produced, with funding from the 2025 Stewart Island Rakiura funding round have been well received by visitors to the island.

Feedback

How did you find out about the Stewart Island Visitor Levy Fund?

Have applied previously Southland District Council website Council or Community Board Facebook page Radio Newspaper Online Referred by another funder Word of mouth Council staff Other

No more than 1 choice may be selected.

PLEASE RATE THE FOLLOWING STATEMENTS

The time required to prepare and complete the application was reasonable

Strongly agree Agree Disagree Strongly disagree N/A

No more than 1 choice may be selected.

The application process is very straightforward

Strongly agree Agree Disagree Strongly disagree N/A

No more than 1 choice may be selected.

Please provide any feedback or suggestions about any improvements we could make to the application process:

Declaration

Stewart Island Visitor Levy - May 2026
Stewart Island Rakiura Visitor Levy Fund application form
Application No. SIVL002MAY26 From Karen Purdue - DRAFT

*** indicates a required field**

Declaration

I consent to the Southland District Council collecting personal details provided on this form. The consent is given in accordance with the Privacy Act 2020.

This declaration and authorisation relates to information in this application and attachments that the Southland District Council may hold about your organisation/group now or in the future.

In making this declaration I declare that:

- this application has been submitted with the full knowledge and agreement of the management/governance of my organisation/group;
- the information supplied in this application and any attachments is true and factual;
- any grant received will be used for the purpose for which it was approved.

I authorise Southland District Council to:

- use the information supplied as part of this application and any attachments for the purposes of administration and consideration of this application;
- make any enquiries of third parties, (which may involve discussing information contained in this application);
- advertise or publish the name of our organisation/group and the amount of any grant approved if this application is successful, including disclosure of this information to other funding agencies.

I acknowledge that:

- any decision made is final
- Southland District Council has the right to withdraw any grant approved or demand the return of funds already paid if it is discovered that any statement made in this application is incorrect, incomplete or misleading, in a way that may have affected the funding decision.

I am authorised to complete this application and I have read and understood this declaration and privacy statement:

Name 1 *

Position in organisation *

Date *

Must be a date.

Financial review for period ended 28 February 2026

Record no: R/26/3/107777
Author: Nicole Taylor, Finance development co-ordinator
Approved by: Anne Robson, Group manager finance and assurance
Report type: Information

Purpose

- 1 The purpose of this report is to review the Stewart Island/Rakiura Community Board financial information for the period ended 28 February 2026 (contained within attachment A).

Staff recommendations

That the Stewart Island/Rakiura Community Board:

- a) notes the information contained in the report.

Executive summary

- 2 Attachment A details the board's financial information for the period ending 28 February 2026. The information is prepared on the same basis as the local budget graph included in the two-monthly community board operational report and the detailed financial report for the previous year (30 June 2025) with some additional information. The report:
 - compares actual income, operating expenditure and capital expenditure for 2025/2026 year to date against the current projection
 - shows the original full year budget from the 2025/2026 Annual Plan alongside the updated projection budget, reflecting any Council approved changes made since the plan was adopted
 - outlines the projects scheduled for the year and their status
 - shows projected reserve balances to 30 June 2026 and identifies any financial contributions collected within the board area that are available to be used for qualifying projects.
- 3 This year staff are trialling a simplified report format that focuses on the key information most relevant to the board. Items that were included in previous years but are not part of this review are:
 - financial breakdown by activity and business unit type
 - detailed business unit and account code financial information
 - details of loans.
- 4 If board members have any feedback on the new report format, or if they would like to continue to receive the information noted in paragraph 3, please let staff know and this can be provided separately.

Attachments

- A Financial review for period ended 28 February 2026 - Stewart Island Rakiura CB [↓](#)



Stewart Island Rakiura Community Board

Financial review for the period ended 28 February 2026

Southland District Council
Te Rohe Pōtae o Murihiku

PO Box 903
15 Forth Street
Invercargill 9840

☎ 0800 732 732
@ sdcsouthlanddc.govt.nz
🏠 southlanddc.govt.nz

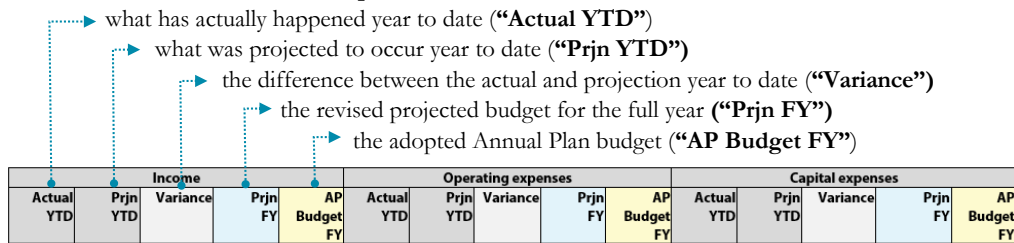
Introduction

Contents	Page
1. Financial overview by activity	3
2. Projects	4
3. Reserves	5
4. Financial contributions.....	6

This report reviews the community board’s financial information for the period ending 28 February 2026. The information is prepared in the same way as the local budget graph shown in the two-monthly community board operational report, as well as the detailed financial report to 30 June 2025 that was presented at the end of the last financial year.

The report outlines the board’s income, operating and capital spending, and the projected balance of reserves. It also gives an update on the status of board funded projects and lists any financial contributions collected within the board area that are available for qualifying projects.

The financial statements in this report show:



Projection (“Prjn”) figures include the 2025/2026 Annual Plan budget (“AP Budget FY”) adjusted for:

- expenditure carried forward from the prior year (2024/2025) approved by Council in August 2025
- changes to 2025/2026 budgets approved in December 2025 by community boards as part of the 2026/2027 Annual Plan budget reports and Council as part of the capital programme delivery review
- other unbudgeted expenditure or changes approved by the board or Council during the financial year to the date of the report.

In addition, Council staff are currently preparing an updated forecast of the organisation’s end of year financial results. This forecast will be submitted to Council for approval in April and once approved, will be reflected in the financial information report for the remainder of the year.

“AP Budget FY” data shows the adopted Annual Plan budget for 2025/2026 excluding the projection adjustments noted above.

1. Financial overview by activity

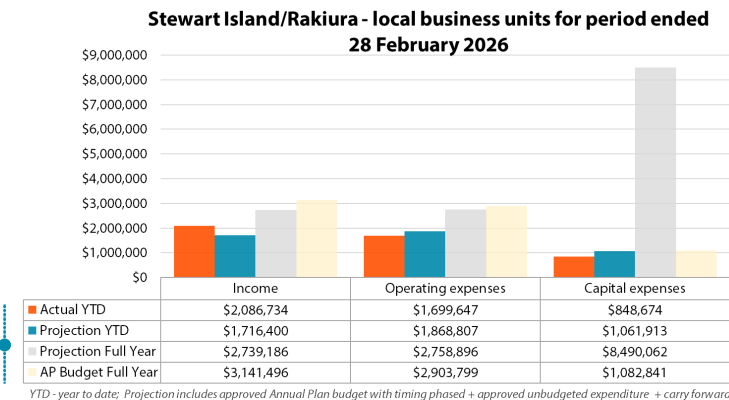
The table and graph provides an overview of the financials for the board by activity – showing income, operating expenses and capital expenses. “Total CB” shows the overall financial results for all board activities along with “Actual v Projection (%)” variance. The key reasons for these variances are also detailed.

Stewart Island Rakiura - sub activity detail for year ended 28 February 2026															
Sub activity	Income					Operating expenses					Capital expenses				
	Act YTD	Prjn YTD	Variance	Prjn FY	AP Bud. FY	Act YTD	Prjn YTD	Variance	Prjn FY	AP Bud. FY	Act YTD	Prjn YTD	Variance	Prjn FY	AP Bud. FY
Parks/Reserve	\$112,207	\$95,044	\$17,163	\$143,961	\$85,761	\$80,583	\$89,998	(\$9,415)	\$132,340	\$234,339	\$56,000	\$58,200	(\$2,200)	\$58,200	-
Footpaths	\$4,222	\$17,007	(\$12,785)	\$99,224	\$25,510	\$7,014	\$7,726	(\$713)	\$11,537	\$11,537	\$87,962	\$73,714	\$14,248	\$73,714	-
Comm Assist.	-	-	-	\$4,604	\$4,604	\$5,815	\$5,815	\$0	\$5,815	\$4,604	-	-	-	-	-
SI Jetties	\$253,417	\$69,235	\$184,182	\$81,887	\$616,111	\$108,674	\$120,070	(\$11,397)	\$152,875	\$196,990	\$147,764	\$170,000	(\$22,236)	\$320,000	\$794,691
SIESA	\$1,647,038	\$1,464,754	\$182,284	\$2,303,047	\$2,303,047	\$1,437,932	\$1,577,913	(\$139,981)	\$2,350,590	\$2,350,590	\$556,947	\$759,999	(\$203,052)	\$8,038,148	\$288,150
Waste	\$69,850	\$70,360	(\$510)	\$106,463	\$106,463	\$59,630	\$67,284	(\$7,654)	\$105,739	\$105,739	-	-	-	-	-
Total CB	\$2,086,734	\$1,716,400	\$370,334	\$2,739,186	\$3,141,496	\$1,699,647	\$1,868,807	(\$169,160)	\$2,758,896	\$2,903,799	\$848,674	\$1,061,913	(\$213,239)	\$8,490,062	\$1,082,841

22%

(9%)

(20%)



Summary of financial results – year to date (YTD) actual versus projection

Income was \$370k (22%) over projection. \$169k of this was related to SIESA operations with additional interest income received from invested grant income (\$61k) as well as higher electricity income through kilowatts sales (\$89k) and connection fees (\$20k). Additionally, SI Jetty income was \$184k higher as a result of grant funding received for the Ulva Island Wharf project. Parks and reserves income was also \$17k higher with government grant funding for the Horseshoe Road to Butterfield Beach walking track being recognised progressively as work is delivered. This is partially offset by the timing of Stewart Island Visitor Levy funding for Dundee Street footpath loan repayments, which is \$12k under projection and will be recognised through year-end entries. SIESA Waste Recovery is also over projection by \$10k.

Operating expenses were \$169k (9%) under projection. This is primarily related to SIESA operations (\$162k) with lower fuel (\$92k), network maintenance (\$52k), management fees (\$18k) and insurance costs (\$11k), partially offset by higher consultant costs (\$7k). SIESA kerbside costs were also \$11k under projection due to lower internal wage oncosts, however this was offset by higher SIESA waste recovery costs which were \$34k over projection due to higher taxable allowances and increased road freight costs. Other areas under projection included Stewart Island Jetties (\$11k), mainly from reduced insurance costs as well as lower waste costs for rubbish collection (\$8k) due to lower internal charges. Parks and reserves costs were \$9k under projection mainly due to lower reactive maintenance costs, noting storm damage costs have not yet been included in the figures as discussions with insurers are ongoing.

Capital expenses were \$213k (20%) under projection largely due to the timing of the Rakiura Energy project (\$309k) as well as the Golden Bay Wharf project (\$30k). These are offset by projects that over projection, also due to timing, including SIESA renewals (\$106k), Golden Bay walkway investigation (\$14k), Ulva Island (\$4k) and Millars Beach refurbishment (\$4k). Changes proposed to some projects have been included in forecasting and will be presented to Council in April for approval. These include deferring two projects to the 2026/2027 financial year, namely the Ulva Island Jetty rebuild (\$60k) and Golden Bay Wharf renewal preparation (\$29k). The budget for the Millars beach refurbishment has also been bought forward to 2025/2026 from 2026/2027.

2. Projects

The table details the locally funded projects planned to be undertaken by the board in 2025/2026. It does not include any district funded projects in the board area. It consists of projects from the 2025/2026 Annual Plan, prior year projects carried forward and any additional projects or changes to projects approved by the board during the year. The table details the project status for the period ending 28 February 2026 and actual costs incurred compared to projection as well as the original annual plan budget. It also shows any forecasting changes which will be considered by Council in April 2026.

Activity	Business Unit	Type	Project code and name (CAMMS+ Fulcrum)	Status	Actual YTD	AP 25/26 FY	Carry forwards	Unbudgeted expenditure	December changes	Forecast changes (TBC April)	Projection FY
Parks & Reserves	Parks & Reserves - Stewart Isl	Capex	P-10316: New walking track horseshoe bay road	6. Works Complete	56,686	-	58,200	-	-	-	58,200
Parks & Reserves	Parks & Reserves - Stewart Isl	Opex	P-11208A/ P-11208: Stewart Island/Rakiura - Car park and walking link development	8. Pushed to Future Year	-	102,000	-	-	(102,000)	-	-
Footpaths	Street Works - Stewart Island	Capex	P-11075: Golden Bay Walkway	2. Scoping /Consultations	87,962	-	73,714	-	-	-	73,714
Stewart Island Jetties	Stewart Island Jetties	Capex	P-10203A/P-10295: Stewart Island/Rakiura Ulva Island Wharf - Replacement	1. Off Track/ On Hold	130,484	289,691	582,817	-	(607,508)	(60,000)	205,000
Stewart Island Jetties	Stewart Island Jetties	Capex	P-10670A: Stewart Island/Rakiura Golden Bay Wharf - Renewal preparation	6. Works Complete	26,090	255,000	-	-	(200,000)	(29,000)	26,000
Stewart Island Jetties	Stewart Island Jetties	Capex	P-10670B: Stewart Island/Rakiura Golden Bay Wharf - Renewal construction	8. Pushed to Future Year	-	250,000	-	-	(250,000)	-	-
Stewart Island Jetties	Stewart Island Jetties	Opex	P-10674A/P-10674: Stewart Island/Rakiura Millars Beach - Wharf Refurbishment	6. Works Complete	46,449	100,000	26,796	-	(92,796)	11,774	45,774
SIESA	SIESA - Operations	Capex	P-11207A/P-11207: Stewart Island/Rakiura SIESA - Capital renewal programme	5. In Physical Delivery	177,565	288,150	-	-	-	-	288,150
SIESA	SIESA - Operations	Capex	FSIESA001: Rakiura/Stewart Island renewable energy project	4. Procurement Underway	451,444	-	-	7,750,000	-	-	7,750,000
Total					976,680	1,284,841	741,527	7,750,000	(1,252,304)	(77,226)	8,446,838

3. Reserves

The table below shows the board reserve balances as at 30 June, including the actual balance for 2025, budgeted Annual Plan balance for 2026, and the updated projection to 30 June 2026 reflecting any budget changes made up to 28 February 2026. The projection does not include the impact on reserves of any forecasting changes yet to be approved by Council in April 2026.

Reserve	Actual 30 June 2025	Annual Plan Budget 30 June 2026	Projection 30 June 2026
Stewart Island General Reserve	148,801	48,196	148,985
Stewart Island Jetties - General	45,916	68,109	68,109
Stewart Island Jetties - Ulva Island	197,839	197,869	66,049
Stewart Island Waste Management	44,370	45,293	45,293
SIESA General Reserve	494,212	339,503	339,503
Total Reserves	931,139	698,971	667,940

4. Financial contributions

Council currently collects reserve financial contributions for the **acquisition, improvement and development of reserves** under it's the Southland District Plan (FIN-O2, FIN-P2, FIN-R1). Under the plan, Council may collect these contributions for the purposes of:

- offsetting the effects of development on reserve infrastructure
- securing environmental compensation for adverse effects associated with development that cannot be avoided, remedied or otherwise mitigated, so that a positive environmental outcome is achieved
- adding to the quality and diversity of open spaces and recreation areas available to communities within the District.

The table below shows the current breakdown of reserve contributions held by Council as at 28 February 2026, associated with the board area. These can be used to fund park/reserve capital projects that meet requirements as described.

Reserve Financial Contributions under RMA/District Plan		
What can these be used for - Capital expenditure only (not maintenance) to <i>acquire, improve and develop</i> reserves in any part of the district to mitigate/offset/compensate for the effects of development or to add to the quality and diversity of open spaces and recreation areas available to communities within the District.		
Where can these be used - Across the district but Council has historically placed a priority on allocating towards capital expenditure in the general location of the consent activity (township, rural, community board, ward)		
Area	Total available	Expiring June 2026
Stewart Island/Rakiura	5,596	-
Total	5,596	-

This information is provided to enable the board to give feedback to Council and staff on how the funds might be allocated in the current and future years. Given the restrictions on their use, staff review these funds during project planning and again before the end of each financial year. Contributions have a ten-year expiry period. Therefore, any contributions due to expire by 30 June 2026 that have not been allocated by community boards or staff will be redirected to qualifying expenditure elsewhere in the district. These contributions have a ten-year expiry date and the table shows that there are no funds due to expire in the next financial year.

SIESA fuel unbudgeted expenditure

Record no: R/26/3/108153
Author: Susan McNamara, Finance business partnering lead
Approved by: Hartley Hare, Strategic manager transport/Acting GM Infrastructure and capital delivery
Report type: Recommendation

Purpose

- 1 The purpose of this report is for the Stewart Island/Rakiura Community Board to recommend to Council unbudgeted expenditure and funding for additional costs of fuel that are currently being incurred due to international conditions.

Staff recommendations

That the Stewart Island/Rakiura 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 moderate importance but not significant based on Council's Significance and Engagement Policy with no engagement as the expenditure is needed to maintain the existing generation capacity.
- 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 to approve unbudgeted expenditure of \$250,000 for increased fuel costs during 2025/2026 to be funded from SIESA reserves.
- e) recommends to Council to approve the increase in the price per kWh by an additional 4 cents per unit.

Executive summary

- 2 Stewart Island Electricity Supply Authority (SIESA) provides the generation and distribution of power to the Stewart Island/Rakiura community. The generation of power is reliant on machinery that uses diesel to operate.
- 3 The fuel budget in the Annual Plan 2025/2026 for fuel is \$893,618 based on an average price of \$1.74 (GST exclusive). For the first eight months of the year the average price per litre was \$1.53. To remain within the existing budget the fuel price from 1 March 2026 – 30 June 2026 will need to average \$2.12.
- 4 Since the beginning of March the price per litre has been between \$1.93 and \$2.76 (GST exclusive). Should these prices continue at the most recent levels, or increase the budget included in the annual plan will not be sufficient. Increasing the budget \$200,000 will allow for an average price of \$3.23 for the four month period and \$250,000 will allow for an average price of \$3.51.

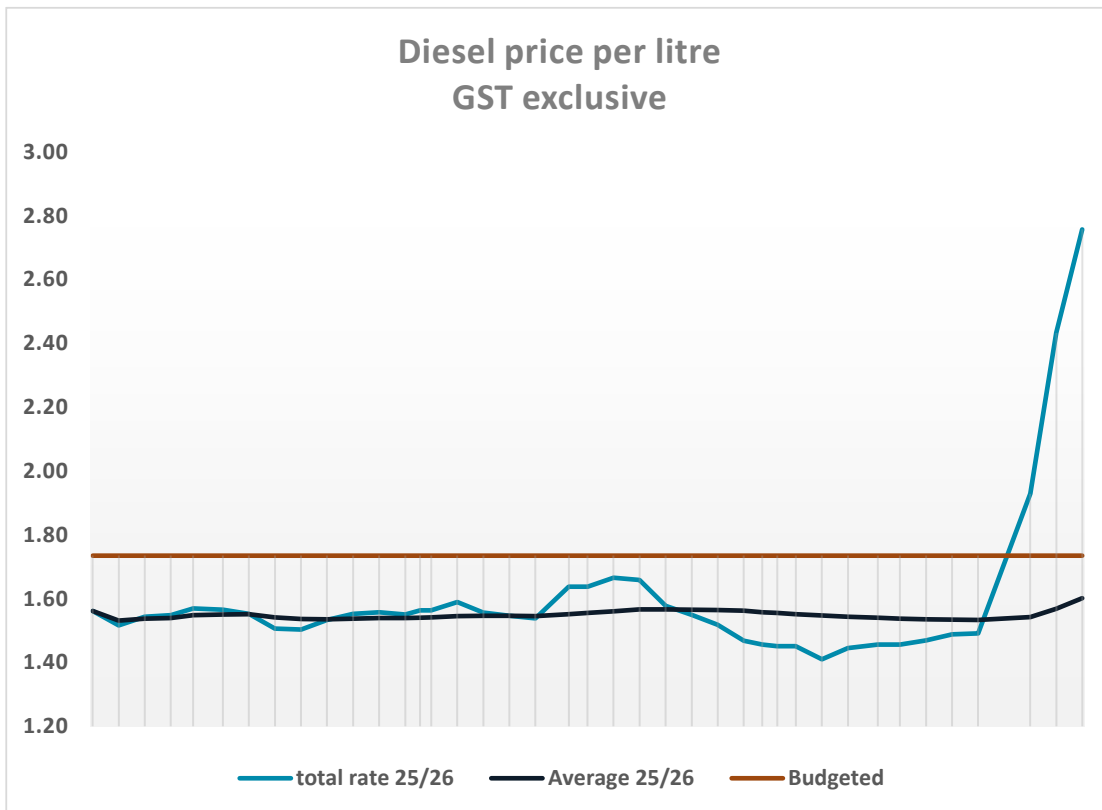
- 5 SIESA is currently expected to have reserve funds available at 30 June 2026 of approximately \$450,000. Any changes to the price per kWh of electricity will be delayed due to the requirements of providing users the appropriate notice.

Context

- 6 With international events since early March the price for fuel has increased significantly in the last four weeks. This is expected to put pressure on the ability to continue to purchase fuel within the Annual Plan budgets.

Discussion

- 7 Following significant changes to fuel prices in 2022/2023 staff monitor the price for fuel on a weekly basis. The graph below shows the current budgeted rate for the year, actual rate paid by week and the year-to-date average rate. This includes costs to the week ending 23 March 2026.



- 8 The following table shows the additional budget required based on average prices from 1 March 2026 to 30 June 2026. All figures are GST exclusive.

Average price for four months	Total fuel cost for the year	Additional funds required
\$2.12	\$893,618	\$-
\$2.50	\$962,274	\$68,656
\$3.00	\$1,051,581	\$157,963
\$3.23	\$1,092,662	\$199,044
\$3.51	\$1,142,674	\$249,056

- 9 With no obvious end date for the conflict that has caused the rapid increase in diesel prices it is considered unlikely prices will reduce from current levels. The most recent invoice received was for \$2.67, indicating that there will not be sufficient budget for the remainder of the year.
- 10 Any changes to the price per kWh need to consider the principles to provide a minimum 30 days notice. If the increase is more than five percent the increase must be communicated to each individual customer. Five percent of the current rate GST inclusive charged to consumers of \$0.85kwh is \$0.0425. This would be an additional \$0.0369 GST exclusive.
- 11 An average of 1,934,955 kWhs have been sold every year over the last three financial years with an average of 161,246 per month

Price increase for the consumer (GST inclusive)	Estimated additional revenue for year (GST exclusive)	Estimated additional revenue for an average month (GST exclusive)
\$0.04	\$67,303	\$5,609
\$0.10	\$168,257	\$14,021
\$0.15	\$252,385	\$21,032

Options

- 12 The following reasonably practicable options have been identified and assessed in this report:
- Option 1 – Recommends to Council to approve unbudgeted expenditure of \$250,000 for increased fuel costs during 2025/2026 to be funded from SIESA reserves.
- Option 2 – Does not recommend to Council to approve unbudgeted expenditure.
- Option 3 – Recommends to Council to approve unbudgeted expenditure of \$250,000 for increased fuel costs during 2025/2026 to be funded from SIESA reserves and an increase in the price per kWh by 4 cents.

Recommended option:

- 13 Option 3 is recommended as it addresses the immediate need to have sufficient budget to continue to operate for the remainder of this financial year while going some way towards slowing the rate of eroding available reserves.

Option 1 – Recommends to Council to approve unbudgeted expenditure of \$250,000 for increased fuel costs during 2025/2026 to be funded from SIESA reserves

Advantages	Disadvantages
<ul style="list-style-type: none"> continued supply of diesel and consequently power supply to SIESA customers. 	<ul style="list-style-type: none"> reserves are depleted the amount of unbudgeted expenditure required is currently uncertain.

Option 2 – Does not recommend to Council to approve unbudgeted expenditure

Advantages	Disadvantages

<ul style="list-style-type: none"> there are no identifiable advantages. 	<ul style="list-style-type: none"> the budget for fuel would expire and electricity generation would either cease or rationing of power would be required.
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Option 3 – Recommends to Council to approve unbudgeted expenditure of \$250,000 for increased fuel costs during 2025/2026 to be funded from SIESA reserves and an increase in the price per kWh

Advantages	Disadvantages
<ul style="list-style-type: none"> continued supply of diesel and consequently power supply to SIESA customers increased revenue is available to respond to the rising costs. 	<ul style="list-style-type: none"> there is a delay to the timing of any additional income impact on affordability of the service for the consumers.

Legal considerations

- 14 Any changes to fees and charges need to be completed in line with the principles and minimum terms and conditions for domestic user for delivered electricity. Under these requirements, SIESA must provide customers with at least 30 days’ notice before any change takes effect. If a charge is to increase by more than 5%, SIESA must notify each individual consumer directly and include an explanation outlining the reason for the increase.

Strategic alignment

Strategic direction

- 15 Provision of the electricity on Stewart Island aligns with Council’s outcomes in the Long Term Plan 2024-2034 of social and economic. This is to allow for communities to have an affordable and attractive lifestyle and for the community to have the infrastructure to grow. The additional budget required is to allow for continued supply of this service.

Policy and plan consistency

- 16 Current delegations require that all expenditure is within budget and any unbudgeted expenditure approval greater than \$20,000 must be approved by Council.
- 17 Approving unbudgeted expenditure for fuel from reserves or from electricity charges is within the current revenue and financing policy. However, should Council wish to utilise other funding streams in future there may need to be acknowledgement that it is a decision contrary to the revenue and financing policy.

Financial considerations

- 18 SIESA operations are currently funded through a targeted rate on rating units with the SIESA network rating boundary, fees and charges and interest income. While there are a number of different fees and charges available to SIESA, income is mainly received from the month connection and usage charge from meter reading. The current revenue and financing policy does not allow for general rates or loans to fund operational expenditure.
- 19 SIESA is currently expected to have reserve funds available at 30 June 2026 of approximately \$450,000.

Significance assessment

- 20 The significance has been assessed as moderate importance. This is with the matter helping to achieve current levels of services and the impact on the community of any price increase to the price per kilowatt.
- 21 In this particular case, there is not seen to be any additional benefit from engagement directly with the community as the additional budget is required to maintain the service of electricity.

Level	Likelihood of engagement
Some importance or administrative	Council is not likely to carry out any engagement.
Moderate importance	Council may choose whether it carries out engagement, which may be targeted to directly affected individuals or groups.
Significant	Council will engage with directly affected individuals and groups and wider community engagement is likely, unless there are reasons under policy not to.
Critical	Council will engage with directly affected individuals and groups and wider community engagement is highly likely, unless there are reasons under policy not to.

Community views

- 22 While community views have not specifically been sought, staff are aware of comments in the media indicating the community concerns in relation to the costs of fuel and impact on the SIESA and potential increase in the price of electricity.

Climate change considerations

- 23 As there are no additional litres of fuel there are no climate change considerations relevant to this matter or decision.

Risk and mitigations

- 24 There are no significant risks in relation to this matter or decision.

Next steps

- 25 A report will be provided to Council on Wednesday, 22 April 2022 seeking approval of the unbudgeted expenditure as it exceeds the \$20,000 community board delegation.

Attachments

There are no attachments for this report.

Proposed endorsement of the Golden Bay Masterplan

Record no: R/26/3/107169
Author: Karen Purdue, Community partnership leader
Approved by: Sam Marshall, Group manager customer and community wellbeing
Report type: Decision

Purpose

- 1 The purpose of this report is to seek endorsement of the Golden Bay Masterplan from the Stewart Island/Rakiura Community Board.

Staff recommendations

That the Stewart Island/Rakiura 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 moderate 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 decision made in this report.
- 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) endorses the Golden Bay masterplan.

Executive summary

- 2 In early 2022 the Stewart Island/Rakiura Community Board requested a masterplan be developed for Golden Bay.
- 3 Boffa Miskell was appointed as the consultant, between November 2022 and December 2023, engagement with the community board, key stakeholders, operators, iwi and the local community was held to understand and explore issues, aspirations and priorities.
- 4 Between June and December 2023 Boffa Miskell engaged with the community board to seek feedback on emerging themes.
- 5 In October 2024, a final draft for approval was presented to the community board.
- 6 Further discussion and engagement with Te Ao Marama took place in April 2025 and as a result changes were made to the final draft.
- 7 In August 2025 the Stewart Island/Rakiura Community Board reviewed the final draft.

Context

- 8 In early 2022, the Stewart Island/Rakiura Community Board requested a masterplan be developed for Golden Bay.

- 9 It was proposed that the masterplan would provide information, ideas, high level costings and information from the original engagement completed in 2019/20 with the Stewart Island community and key stakeholders as well as any new ideas raised by the Stewart Island/Rakiura Community Board.
- 10 Due to the specialist nature of the provision of a masterplan and limited consultants with the required knowledge and skills, three consultants were invited to provide an RFP for the provision of the masterplan.
- 11 The successful consultant was Boffa Miskell.
- 12 Early engagement in November/December 2022 was undertaken with the community board, councillors, Southland District Council (SDC) staff and Te Ao Marama to understand and explore issues, aspirations and priorities for the Golden Bay Masterplan project.
- 13 In March 2023 key stakeholder engagement was held to understand issues, aspirations and priorities.
- 14 In April-August 2023 community engagement was held on the island to explain project drivers, technical data and emerging masterplan options and to provide the community with the opportunity to ask questions and provide feedback.
- 15 Between June and December 2023, the consultants engaged with the community board to seek feedback on the engagement themes that emerged.
- 16 In October 2024 a final draft for approval was received for discussion with the Stewart Island/Rakiura Community Board.
- 17 In April 2025, further engagement and discussion was held with Te Ao Marama and as a result changes were made to the final draft.
- 18 In August 2025, the Stewart Island/Rakiura Community Board reviewed the final draft.

Discussion

- 19 The Golden Bay Masterplan has been developed to identify and develop direction for future stages of work at Golden Bay over the next five to ten years.
- 20 The masterplan includes elements identified in prior engagement as well as practical design elements to improve user experience, safety and accessibility to Golden Bay.
- 21 The document summaries and presents existing site context and analysis, the engagement plan, activities and feedback, masterplan ideas, a preferred masterplan idea, potential staging, supplementary high level cost estimates, recommendations and “next steps” to enable the masterplan.
- 22 Staff are seeking endorsement of the draft masterplan and any feedback the board may wish to give.

Options

- 23 The following reasonably practicable options have been identified and assessed in this report:

Option 1 – endorse the Golden Bay Masterplan

Option 2 – do not endorse the Golden Bay Masterplan

Recommended option:

21 Option one is the recommended option.

Option 1 – endorse the Golden Bay Masterplan

Advantages	Disadvantages
<ul style="list-style-type: none"> provides other key stakeholders, such as funders, direction for future funding needs provides the community board with a direction for future stages of development at Golden Bay. 	<ul style="list-style-type: none"> none.

Option 2 – do not endorse the Golden Bay Masterplan

Advantages	Disadvantages
<ul style="list-style-type: none"> none. 	<ul style="list-style-type: none"> does not provide other stakeholders such as funders, direction for future funding needs does not provide the board with a direction for future stages of development at Golden Bay and may lead to delays and increased costs.

Legal considerations

22 There are no legal considerations.

Strategic alignment

Strategic direction

23 The masterplan aligns with Council’s community outcomes and long term planning objectives by maintaining accessible community facilities, and fit for purpose infrastructure.

Policy and plan consistency

24 Staff have not identified any inconsistencies with Council policy or Long Term Plan.

Financial considerations

25 Projects in the Golden Bay Master Plan have been included in the 2024-2034 Long Term Plan with work planned to be delivered commencing in the 2025-2026 financial year and completed in the 2032-2033 financial year under project P -11209 Stewart Island/Rakiura Golden Bay infrastructure development.

Significance assessment

- 26 This decision is assessed in accordance with Council's Significance and Engagement Policy as having some importance but is not considered significant.

Level	Likelihood of engagement
Some importance or administrative	Council is not likely to carry out any engagement.
Moderate importance	Council may choose whether it carries out engagement, which may be targeted to directly affected individuals or groups.
Significant	Council will engage with directly affected individuals and groups and wider community engagement is likely, unless there are reasons under policy not to.
Critical	Council will engage with directly affected individuals and groups and wider community engagement is highly likely, unless there are reasons under policy not to.

Community views

- 27 Partnership with Mana whenua was an important component of the Golden Bay master planning process. Te Ao Marama (TAMI) has provided valuable mahi and worked with Rakiura iwi and whanau to describe values as associated with Golden Bay.
- 28 Engagement with the local community and stakeholders took place from April -August 2023, building on the prior engagement in 2019.

Climate change considerations

- 29 There is not enough information to assess climate change implications at this time.

Risk and mitigations

- 30 There are no significant risks in relation to this matter or decision.

Next steps

- 31 Following the endorsement of the Golden Bay Masterplan, it will be a key document used by the community board, staff and stakeholders to guide future development at Golden Bay.

Attachments

- A Final version - Golden Bay masterplan [↓](#)



FINAL VERSION FOR APPROVAL

SOUTHLAND
DISTRICT COUNCIL
Te Rohe Pōtae o Murihiku



Boffa Miskell



GOLDEN BAY

MASTERPLAN

FINAL VERSION FOR APPROVAL- SEPTEMBER 2025



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BIBLIOGRAPHIC REFERENCE FOR CITATION:

Boffa Miskell, 2023. *Golden Bay, Masterplan*. Report by Boffa Miskell Limited for Southland District Council.

PREPARED BY: Elle Fairgray
Landscape Architect / Professional
Boffa Miskell Ltd

Mark Brown
Landscape Architect / Associate Partner
Boffa Miskell Ltd

REVIEWED BY: Rachael Eaton
Urban Designer / Senior Principal
Boffa Miskell Ltd

STATUS: [DRAFT] Revision / version: Final Version for Approval, Issue date: September 2025
updated to include feedback collated by Te Ao Marama Inc

File ref: BM220542_01_Masterplan_Visitor_Final_For_Approval

Cover photograph: Golden Bay, Stewart Island © Boffa Miskell, 2023

FINAL VERSION FOR APPROVAL

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FINAL VERSION FOR APPROVAL

INTRODUCTION AND PROJECT BACKGROUND



Boffa Miskell



PROJECT BACKGROUND

INTRODUCTION AND PROJECT BACKGROUND

The Golden Bay Masterplan has been prepared for the Southland District Council (SDC) and Stewart Island Rakiura Community Board (SIRCB) and identifies and provides direction for future stages of work at Golden Bay over the next 5 to 10 years as funding is sought and becomes available.

The Masterplan includes elements identified in prior community engagement completed 2019 as well as practical design elements to improve user experience, safety and accessibility to Golden Bay. Golden Bay is the location that most visitors will depart from Oban to access Ulva Island and the existing wharf is important infrastructure for a range of commercial operators, visitors and Stewart Island residents.

A key driver of future upgrade work at Golden Bay is the replacement of the existing wharf. Offshore and Coastal Engineering Limited (OCEL) have been engaged by the SDC to provide technical advice regarding the remaining structural life of the wharf.

Key elements that are considered as part of the development of a Masterplan for Golden Bay include:

- Elements, services and additional infrastructure that should be included in a new wharf structure and breakwater (design and spatial arrangement of a new wharf is not included in the scope of the masterplan and will be to future detailed design)
- New toilet facilities and potential locations
- Shelter relocation or an alternative new shelter structure location
- Existing pump station location and potential services upgrades and future services requirements
- Access, egress and safety to and from Golden Bay for both vehicles and pedestrians
- The location and duration of car parking at Golden Bay
- Access to the water at Golden Bay
- The existing site context and physical characteristics of the location

As well as the key elements considered in the Golden Bay Masterplan, the following design objectives also directed the development of masterplan ideas, including:

- Functionality and efficiency of design including form, consentability construction, operation, maintenance, durability.
- Value for money and whole of life costs including maintenance
- Potential cultural, community and environmental benefits
- Consideration of the impact of climate change / sea level rise on proposed Masterplan elements
- How or if existing infrastructure can be upgraded or re-purposed

Partnership and ongoing korero with Mana whenua, engagement with stakeholders including the SDC, SIRCB, identified key stakeholders, commercial operators and Stewart Island residents and community has also guided the development of the Masterplan ideas and helped to refine a preferred Masterplan.

Review of the engagement carried out in 2019 also helped to provide an understanding of the issues and opportunities from a range of interested stakeholders.

This document summarises and presents:

- Existing site context and analysis
- The engagement plan, activities and feedback
- Masterplan ideas
- A preferred Masterplan Idea
- Potential Staging
- Supplementary high level cost estimates(provided as an addendum to this document)
- Recommendations and 'next steps' to enable the masterplan

FINAL VERSION FOR APPROVAL

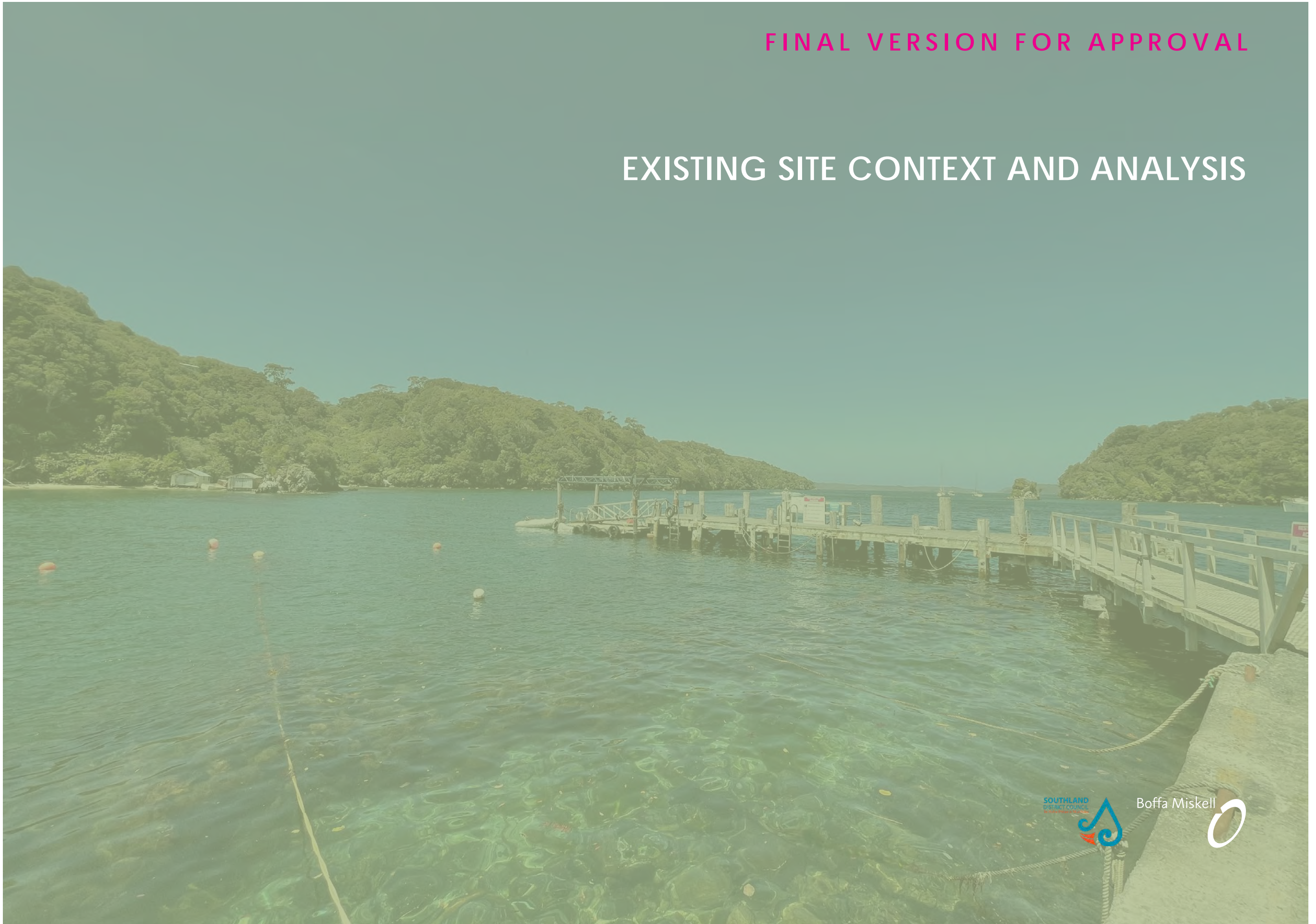
SITE LOCATION



GOLDEN BAY AND OBAN

FINAL VERSION FOR APPROVAL

EXISTING SITE CONTEXT AND ANALYSIS



SITE LOCATION

REGIONAL LOCATION



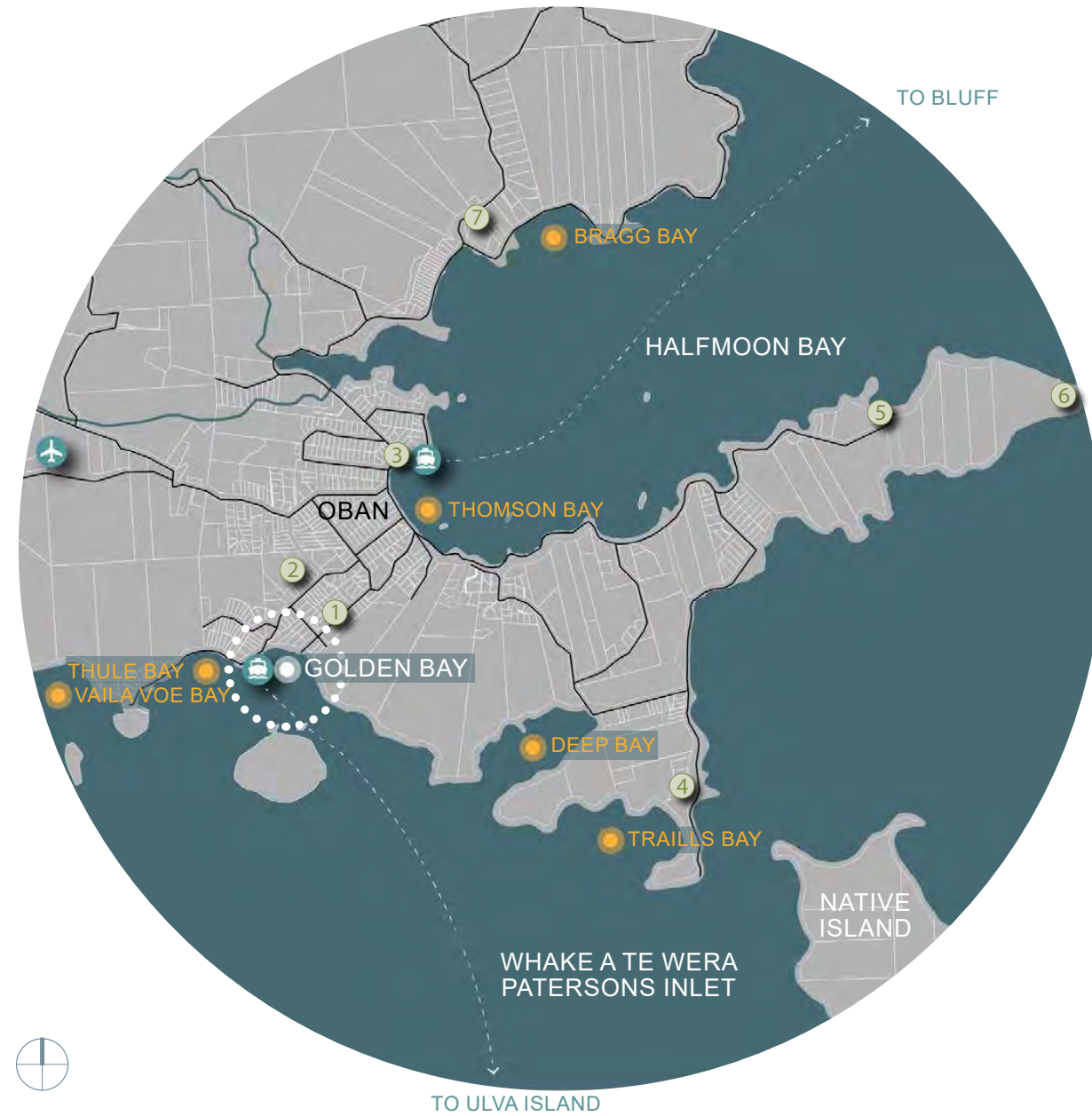
Golden Bay is located a short distance from Stewart Island's main settlement at Oban, on the north side of Patterson Inlet.

The bay is a key access point to nearby Ulva Island and the wharf is used by a range of commercial operators, recreation users and to disembark cruise ship passengers from tenders, depending on prevailing weather conditions.

The 2023/2024 schedule for cruise ships visiting Rakiura Stewart Island includes 20 vessels ranging in passenger capacity from approximately 100 to 2000 people, plus crew.

FINAL VERSION FOR APPROVAL

SETTLEMENT LOCATION



KEY LOCATIONS

- ① Observation Rock Viewpoint
- ② Traill Park
- ③ Oban Visitor Centre
- ④ Wohler's Monument
- ⑤ Ackers Cottage
- ⑥ Ackers Point Lighthouse
- ⑦ Motura Moana Native Gardens

MANA WHENUA VALUES

MANA WHENUA ENGAGEMENT

Partnership with Mana whenua is an important component of the Golden Bay masterplanning process.

Te Ao Marama Incorporated (TAMI) have provided valuable mahi to work with Rakiura iwi and whanau to describe values associated with Golden Bay:

NGĀI TAHU VALUES/Frameworks

- *Ki Uta Ki Tai - "From the mountain to the sea" An overall approach to resource management being a concept that manages the environment holistically. To apply ki uta ki tai correctly it requires coordinated and holistic management of the elements air, water, land and coast.*
- *Ahi Kā roa - "Long burning fires" occupation, land rights; continued occupation, one of the most important elements of traditional lore of Māori land tenure.*
- *Mauri - The life force of an area of resource or living being.*
- *Wairua - The spirit of living beings or places.*
- *Mahinga kai - Central to the Ngai Tahu way of life and cultural wellbeing. It is the customary gathering of food and natural materials, it is extensive rather than intensive enabling sustainable habitats.*
- *Kaitiakitanga - The exercise of guardianship/stewardship by the tangata whenua of an area and resources in accordance with tikanga Māori.*
- *Whakapapa - Whakapapa (genealogy) is about the relationships of all life forms to each other as well as the atua (gods). Whakapapa describes bonds, relationships, and connections. All things are linked through whakapapa.*
- *Mana - Integrity, respect, prestige, authority.*
- *Tapu - Tapu can be interpreted as 'sacred' and 'forbidden' or defined as 'spiritual restriction', containing a strong imposition of rules and prohibitions.*

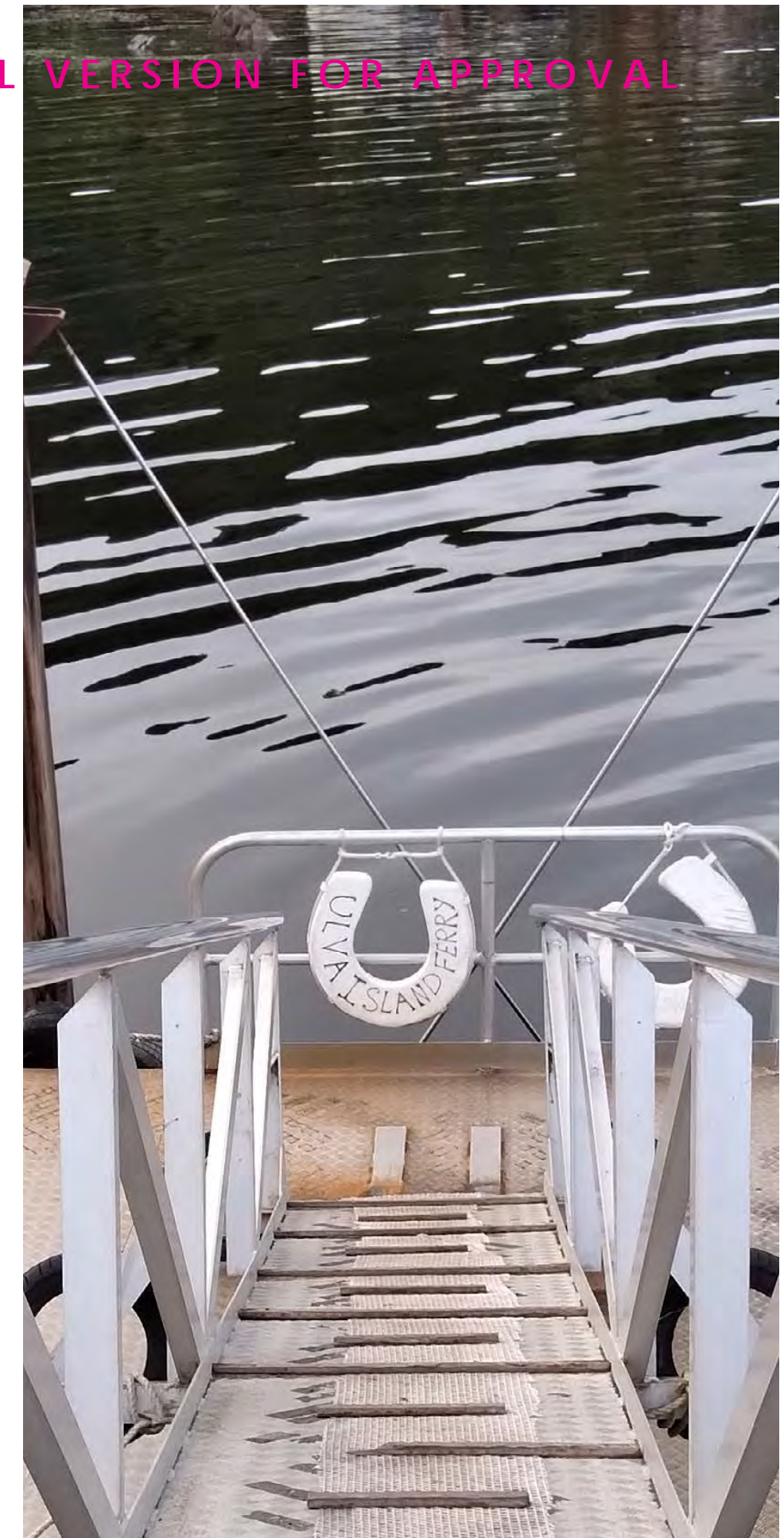
WĀWATA/ASPIRATIONS

Wāwata / aspirations for the redevelopment of the Golden Bay wharf and surrounding spaces have also been identified during TAMI's korero with Rakiura iwi and whanau. The wāwata / aspirations have been considered as part of the development of Masterplan ideas and contributed to the refinement of the overall 'Preferred Idea'.

Key themes identified as part of the development of the wāwata / aspirations for Golden Bay include:

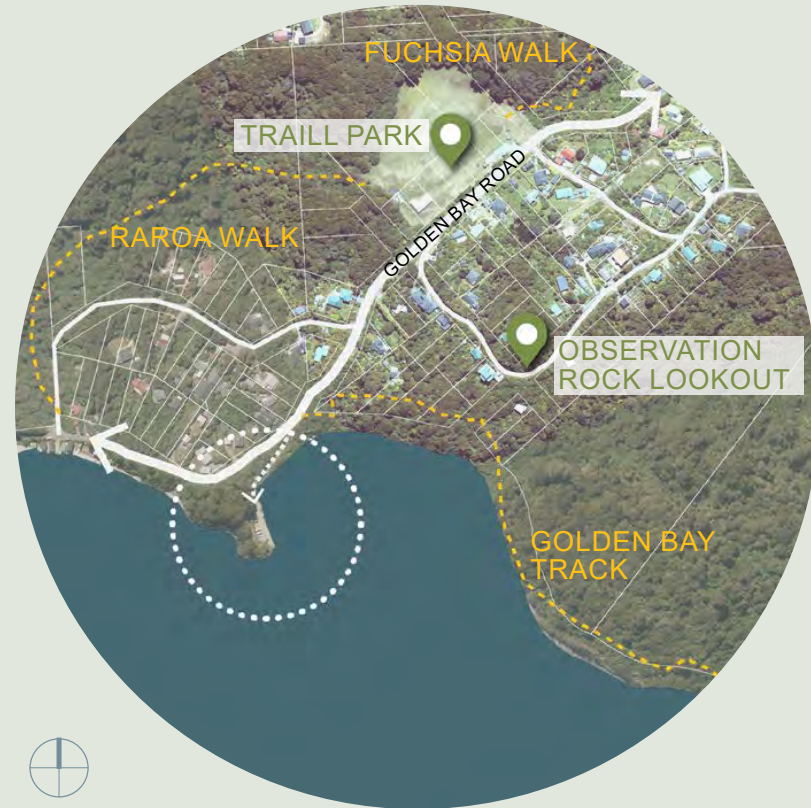
- Visibility of Ngāi Tahu in the landscape and the inclusion of cultural narrative, potentially through functional design features, welcome signage, interpretation information and artistic installations.
- Upgraded infrastructure that is fit for purpose and enables equitable use, including the wharf, the car park area, wharepaku / bathroom facilities and shelter structures.
- Infrastructure and spaces that are welcoming and exhibit manaaki to manuhiri visitors to Rakiura Stewart Island.
- Infrastructure and spaces that enable opportunities for people to interact and connect with the landscape - such as ability to easily access the moana / sea at Golden Bay.
- Greater acknowledgement of the Mātaitai Reserve associated with Golden Bay.
- Support of indigenous biodiversity, including taonga species such as manu / birds and ika / fish through information, education and continued pest species control and management.

FINAL VERSION FOR APPROVAL



SITE CONTEXT

SITE ACCESS / CONNECTIONS



Primary vehicle and pedestrian access to Golden Bay is via Golden Bay Road and the access road that drops down to the car park area and wharf.

Residential areas are located on the hills to the north of Golden Bay and Thule Bay, and are a short walk down to the wharf at Golden Bay.

Secondary pedestrian access to the site can also be made from Golden Bay Track, the Raroa Walk from Traill Park (joins Golden Bay Road). Those who walk to Golden Bay from Oban can also choose to walk via the Fuschia Walk between Oban and Traill Park.

Observation Rock is located to the northeast and provides a fantastic viewpoint down to Golden Bay.

As indicated on the adjacent diagram, Traill Park is a short 5 minute (400 metre) walk up the hill, with Oban a further 5 minutes down hill from Traill Park.

An average walk between Golden Bay and Oban is approximately 10 minutes.

FINAL VERSION FOR APPROVAL

SITE DISTANCES / CONNECTIONS

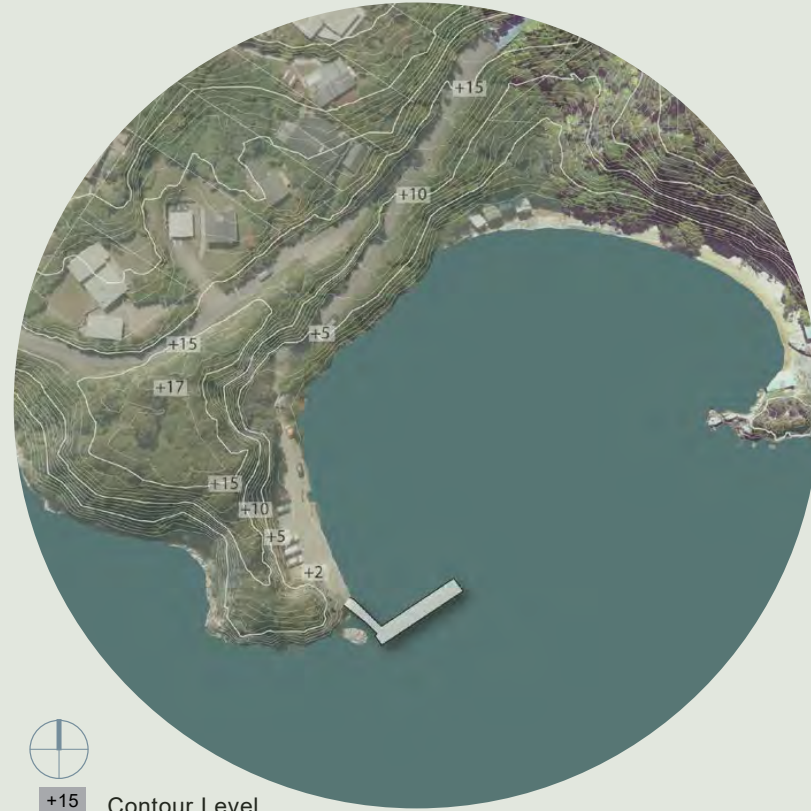


LEGEND

-  Road
-  Walking Track

SITE CONTEXT

EXISTING TOPOGRAPHY



The existing topography around Golden Bay is steep, which limits access options and space for activities associated with the wharf.

Previous excavation of the headland has allowed increased space for car parking, but erosion and bank instability are constraints around the eastern edge of the site.

An existing boat shed (recently removed by the SDC) and sewer pump station at the bottom of the access road create a pinch point into the car park area.

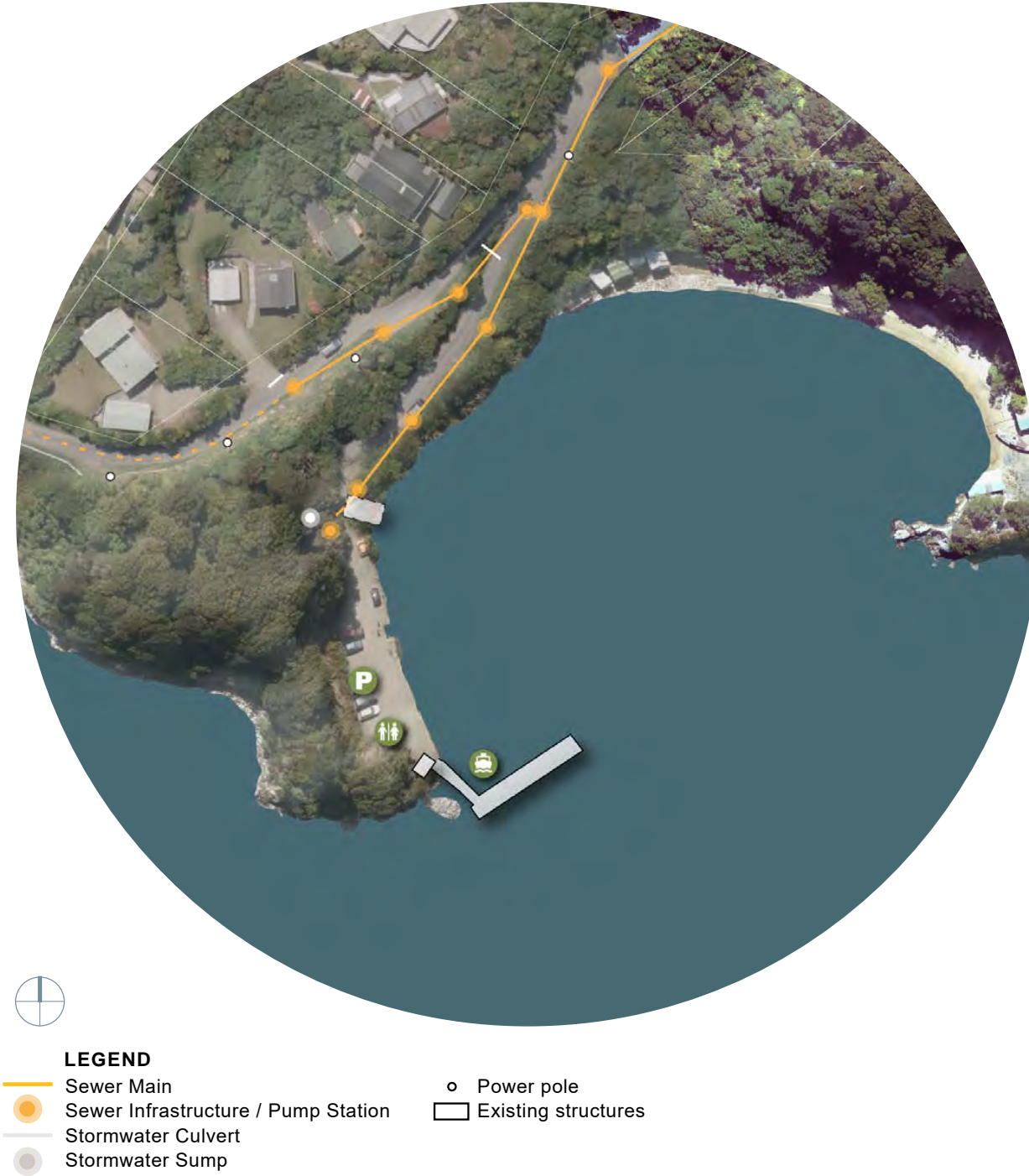
Power lines and poles are located along the south side of Golden Bay Road, and it is understood single phase sub-surface power supply is located beneath the access road, from Golden Bay Road to the pump station.

Limited water is supplied by a tank located on top of the headland, with a composting / long drop toilet located in a temporary position next to the wharf. The toilet has been damaged by collisions with turning vehicles.

A small steel shelter is located at the end of the wharf, and provides a limited amount of cover for those waiting at the wharf.

FINAL VERSION FOR APPROVAL

EXISTING INFRASTRUCTURE



SITE CONTEXT

FINAL VERSION FOR APPROVAL

EXISTING SITE PHOTOGRAPHS



Photos taken by Boffa Miskell 8/12/22

PLANNING CONTEXT

RMA PLANNING REVIEW

This review provides initial planning comment on the likely resource consents required and technical assessments needed to support resource consent applications for the elements included in the Masterplan.

Site and Surrounding Area

For the purposes of this planning review, the project area has been divided into two areas: Golden Bay Wharf (the GB Wharf) site shown in red and the wider connection to Oban shown in orange in below.



Area 1: The GB Wharf site and immediate environs

The GB Wharf area is located on a headland that is accessed from Golden Bay Road. Area 1 includes a car park, the wharf itself which has a pontoon at the end, and a large area of bush to the northwest. The car park lies adjacent to the coastal marine area. A range of ferries, water taxis to Ulva Island, commercial and tourism operators and recreational users operate from the Wharf.

The immediate environs are characterised to the east and west of the GB Wharf area by residential dwellings within areas of native bush, and to the south by Patterson Inlet/ Whaka a Te Wera and Ulva Island Te Wharawhara Marine Reserve. Views of the GB Wharf are limited by existing areas of bush that line the adjoining roads and located within private properties.

Area 2: The Wider Connection to Oban and Half Moon Bay.

Golden Bay Road runs through this 'connection' area and is characterised by scattered buildings set in bush that support a range of activities from residential to visitor accommodation, the police station and Trail Park. Golden Bay Road itself is heavily vegetated on both sides, which generally limits long and short-range views, except where the road descends towards Half Moon Bay. Golden Bay Road connects with Ayr Road, which is more urban in character as it forms part of Oban. Activities in the vicinity are more typical of these found in a small township being a school, library and community centre, a church and tourist/visitor activities. Ayr Road and the 'connection' area terminate at Elgin Terrace, which runs parallel to Half Moon Bay and from where extensive views of the bay can be obtained.

Land Tenure

A review of the land tenure has been undertaken and is shown on the following page and identifies Public Conservation Land, land owned by the Crown, Southland District Council, private persons and in other non-private ownership.

Statutory Assessment

A statutory assessment will need to be undertaken as part of any resource consent application. The consenting framework, including the relevant policies and plans is likely to be as follows:

National Policy Statement

- New Zealand Coastal Policy Statement.

Regional Plans

- Coastal Plan.
- Proposed Southland Water and Land Plan.
- Air Plan.

Management Plans

- Ngā Tahu ki Murihiku Natural Resource and Environmental Iwi Management Plan 2008, Te Tangi a Tauria The Cry of the People.
- Stewart Island / Rakiura Conservation Management Strategy and Rakiura National Park Management Plan.

District Plan

- Southland District Plan.

Zoning, Overlays and Likely Resource Consents Required

The wider project area has been separated into two distinct areas to provide planning advice on the zoning, overlays and likely resource consents required. The two areas include the GB Wharf and the area around the Wharf and the connection to/from Oban Bay, which are discussed in turn below.

Area 1: The GB Wharf

Wharf Replacement / Redevelopment

Stewart Island contains amenity and natural character values which are very high due to the pristine nature of the area. As significant development has occurred in Big Glory Bay and the Oban area, the pristine nature of these two areas have already been altered and the effects of development in these two areas would not need to be considered under as stringent tests as other areas on Stewart Island. However, it is likely that a Natural Character Assessment will be required to support any resource consent application.

FINAL VERSION FOR APPROVAL

The Wharf is located in the Coastal Marine Area and within Ngāi Tahu Statutory Acknowledgment Area. Environment Southland has been notified of a Customary Marine Title application by Te Rūnanga o Ngāi Tahu for the coastal waters in Southland.

Resource consent will be required for a replacement wharf as a Discretionary Activity. Additional resource consents may be required for other associated activities i.e. occupation of the Coastal Marine Area (CMA), discharges associated with construction and operation activities.

Potential activities that could have an adverse effect on the natural character includes further removal of native vegetation along the coastal ridges and arms, or any new development protruding above the immediate skyline.

It is assumed that the wharf is lawfully established. It is noted that the Wharf is not on Rārangī Kōrero/ The New Zealand Heritage List. However, it is noted that any works that any affect a pre-1900 structure requires an archaeological authority.

Wharf Associated Activities

Resource consent will be required for any extensions or alterations to the existing sea wall structure in the coastal marine area as a Discretionary Activity under the Regional Coastal Plan.

The area is zoned Urban within the Southland District Plan and lies within the coastal hazards overlay. Resource consent is likely to be required for earthworks within 20 metres of coastal water as a Restricted Discretionary Activity under the District Plan.

Confirmation of the necessary resource consents will need to be undertaken when staging, detailed plans and description of the proposed works are developed and confirmed, along with confirming any technical assessments. At this stage, other potential resource consent triggers include lighting and glare, noise, signage and transportation standards including access.

Connection to/from Oban

The area connecting Golden Bay to Oban is zoned Urban within the Southland District Plan. Surrounding the coastal area there is a coastal hazards overlay. Upgrades to roading, pathways and boardwalks form part of the Masterplan. An assessment will need to be undertaken to determine whether any resource consents are required once detail and extent of the proposed works are developed.

PLANNING CONTEXT

RMA PLANNING REVIEW

Existing Resource Consents

- Environment Southland has provided three existing resource consents within the project area. A summary of the existing resource consents is provided below:
- Coastal Permit 201620 to occupy the coastal marine area from Environment Southland expires on 3 February 2038. Consent conditions include that there shall be no alteration or addition to the structures made without prior written approval from the Director of Environmental Management.
- Coastal Permit 201628 to occupy the coastal marine area with a walkway and floating pontoon attached to a jetty at Golden Bay from Environment Southland, which expires on 3 February 2038. Consent conditions include that there shall be no alteration or addition to the structures made without prior written approval from the Director of Environmental Management.
- Coastal Permit AUTH-301086-01 to occupy the coastal marine area with a boatshed structure at Golden Bay from Environment Southland, which expires on 2 June 2031.

Resource Consent - Future Engagement

It is considered that the following parties should be consulted with regarding an future resource consent applications for work included in the Masterplan:

Te Rūnanga o Ngāi Tahu

- Te Rūnanga o Ngāi Tahu have a Customary Marine Title application for coastal waters in Southland. Before making a resource consent application to Environment Southland, iwi must be notified and the applicant must seek their views on the application, which must be provided to Council.

Department of Conservation

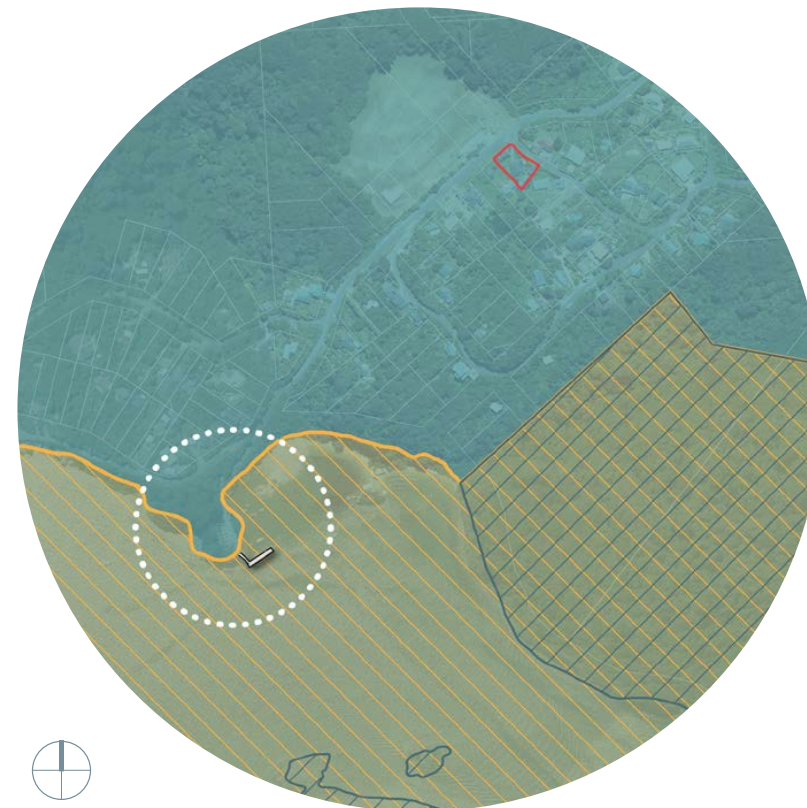
- Golden Bay Scenic Reserve borders on the shores of Paterson Inlet/ Whaka a Te Wera at the head of Golden Bay. Please refer to the Stewart Island / Rakiura Conservation Management Strategy and Rakiura National Park Management Plan for further information.

Environment Southland

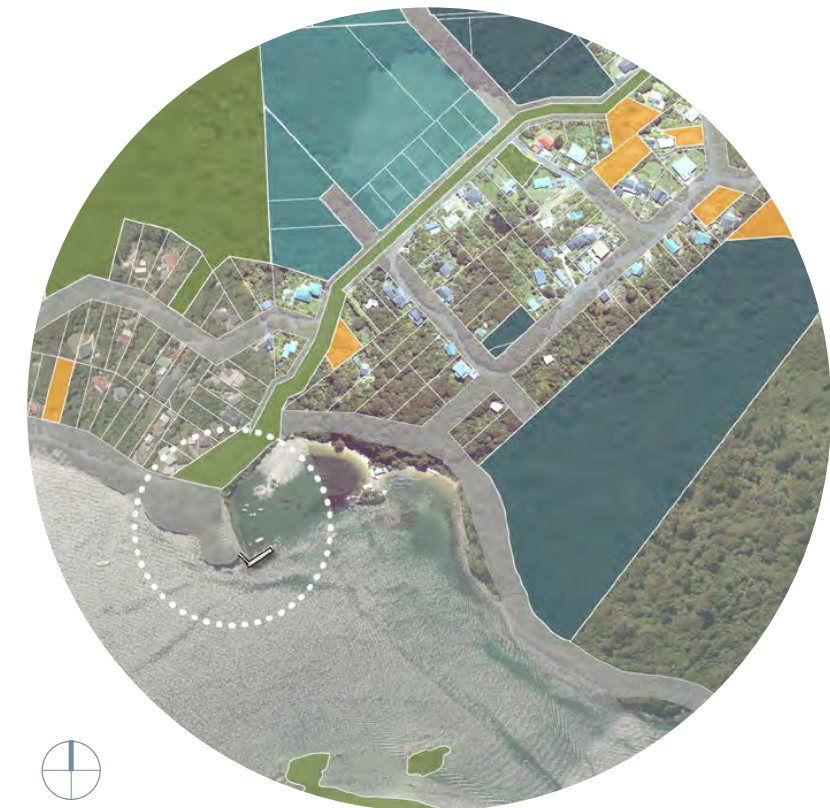
- The existing resource consent conditions of Coastal Permit 201620 and Coastal Permit 201628 require written approval from Director of Environmental Management at Environment Southland for any alterations or additions to the structures.

FINAL VERSION FOR APPROVAL

ZONING MAPS



LAND OWNERSHIP / TENURE



STRATEGIC CONTEXT

COMMUNITY BOARD PLAN

The Stewart Island Rakiura Community Board Plan 2021 -2024 specifically includes an objective relating to wharves that are fit for purpose, safe and well maintained.

“The community knows the wharves are critical to those who live on and visit Stewart Island Rakiura.

They are to them what bridges and roads are to people who live on the mainland.

It’s essential there is a long-term plan for the wharves’ maintenance and replacement to effectively manage Stewart Island Rakiura’s sustainability”

This masterplan directly relates to the objective of wharf replacement but also supports a number of the other themes of the Community Board Plan including:

- Recognising the special place that Stewart Island Rakiura is
- Better communication with the community and residents by the SDC and SIRCB
- A strategy for safe footpaths around the island
- Protecting the island’s pristine natural environment
- Managing a balanced approach to future development and supporting ecotourism, conservation and sustainable infrastructure

Illustrating that the Golden Bay Masterplan is consistent with the Stewart Island Rakiura Community Board Plan is a key component of securing SDC Long Term Plan funding and gaining support and potential funding opportunities from other organisations such as MBIE, DOC and other central government sources, as well as potentially accessing funds from the Stewart Island Visitor Levy.

OTHER STRATEGIES & INITIATIVES

The Masterplan has also been developed with consideration of complementary initiatives including various Predator Free and Pest Control strategies and work, the Stewart Island Dark Sky Sanctuary and Matariki Wayfinding Project.

FINAL VERSION FOR APPROVAL



WHARF PROJECT HISTORY

PREVIOUS WORK

As noted previously in this document, the future replacement of the wharf is a key driver for the Golden Bay Masterplan.

Concept options of the wharf have been prepared in 2017, 2018 and 2021.

The options prepared in 2018 were used to gain feedback from stakeholders and the public in 2019. The feedback gained was varied, and not specifically related to the wharf structure, but also issues and opportunities relating to access, car parking, visual appearance, amenities and infrastructure and the environment at Golden Bay.

The need to address challenges associated with the areas adjoining the wharf at Golden Bay became apparent, leading to the development of this Masterplan.

In 2022 Offshore and Coastal Engineering Limited (OCEL) were engaged by the SDC to provide technical advice and a condition assessment of the existing wharf at Golden Bay. The assessment confirmed the wharf is nearing the end of its useful structural life, but if used by vessels of the size it was originally design for, and maintained, could last a further 5 years (from 2022).

This timeframe provides the opportunity develop, stage, prioritise, fund and implement the elements proposed in this Masterplan, while continuing use of and ultimately replacing the wharf at Golden Bay.

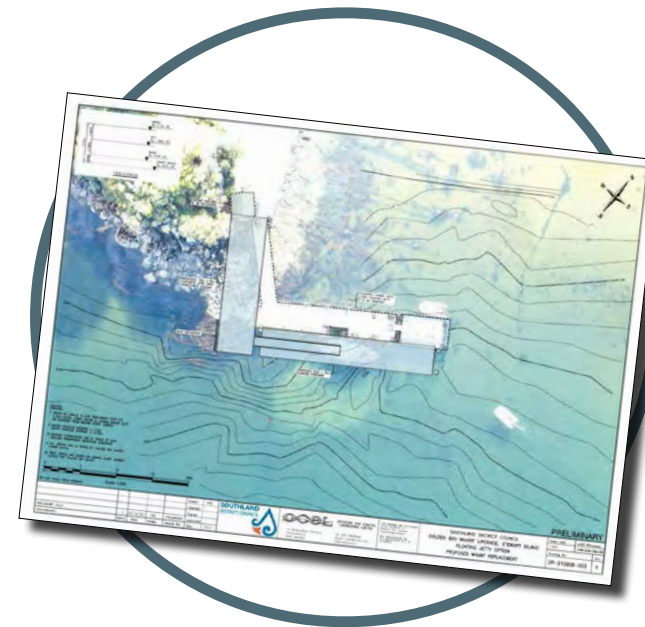
FINAL VERSION FOR APPROVAL



WHARF OPTIONS
2017



WHARF REPLACEMENT OPTIONS
2018



UPDATED WHARF OPTION
2021



GOLDEN BAY WHARF ASSESSMENT
2022

FINAL VERSION FOR APPROVAL

ENGAGEMENT



Boffa Miskell



ENGAGEMENT OVERVIEW

SUMMARY OF ENGAGEMENT

A considered and thorough engagement process has been undertaken for the Golden Bay Masterplan and has included engagement with a wide range of stakeholders as the project has progressed, culminating in a presentation at the Stewart Island Community Meeting and a public drop in session and the Community Centre.

Prior sessions with the Stewart island Rakiura Community Board, SDC, other key stakeholders and commercial operators enabled regular feedback and input as Masterplan ideas were developed and tested.

The conversations and feedback from those that regularly visit, work and highly value Golden Bay have been an important part of the design process for the Masterplan and have helped to shape the preferred Masterplan Idea included in this document.

For reference, an overview diagram of the Engagement Plan and associated activities is included on the following page of this document.

Engagement activities carried out as part of this project and separately by the SDC prior to the Masterplan, have consistently highlighted key themes by those that have participated. These are included in more detail on page 20 of this document, but in summary include:

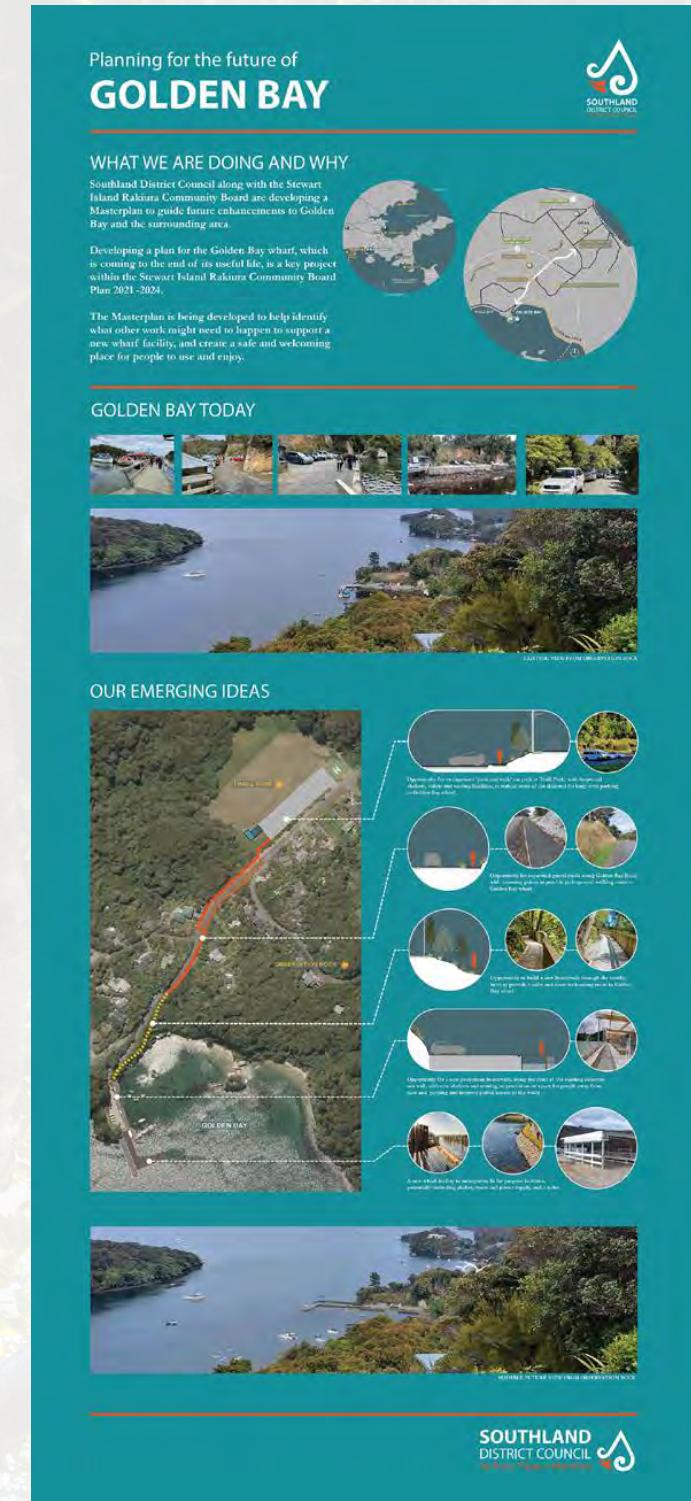
- Maintaining the visual amenity value and limiting visual impact of development
- Maintaining and enhancing Golden Bay's special environmental features
- Safe, equitable access to Golden Bay and the wharf, with many competing uses
- The challenges and management of limited space for car parking, loading and unloading, tourist / passenger collection and drop offs

Further to the above, a commonly held view was 'to get on with it' - many are keen to see progress and implementation of improvements in and around Golden Bay.

During the engagement sessions it was made clear that parking and duration of parking at Golden bay was a significant issue for many.

The Preferred Masterplan Idea provides an alternative to address this issue, but it is also apparent that other mechanisms, such as management and enforcement of parking duration (through amendments to the parking by-law).

FINAL VERSION FOR APPROVAL



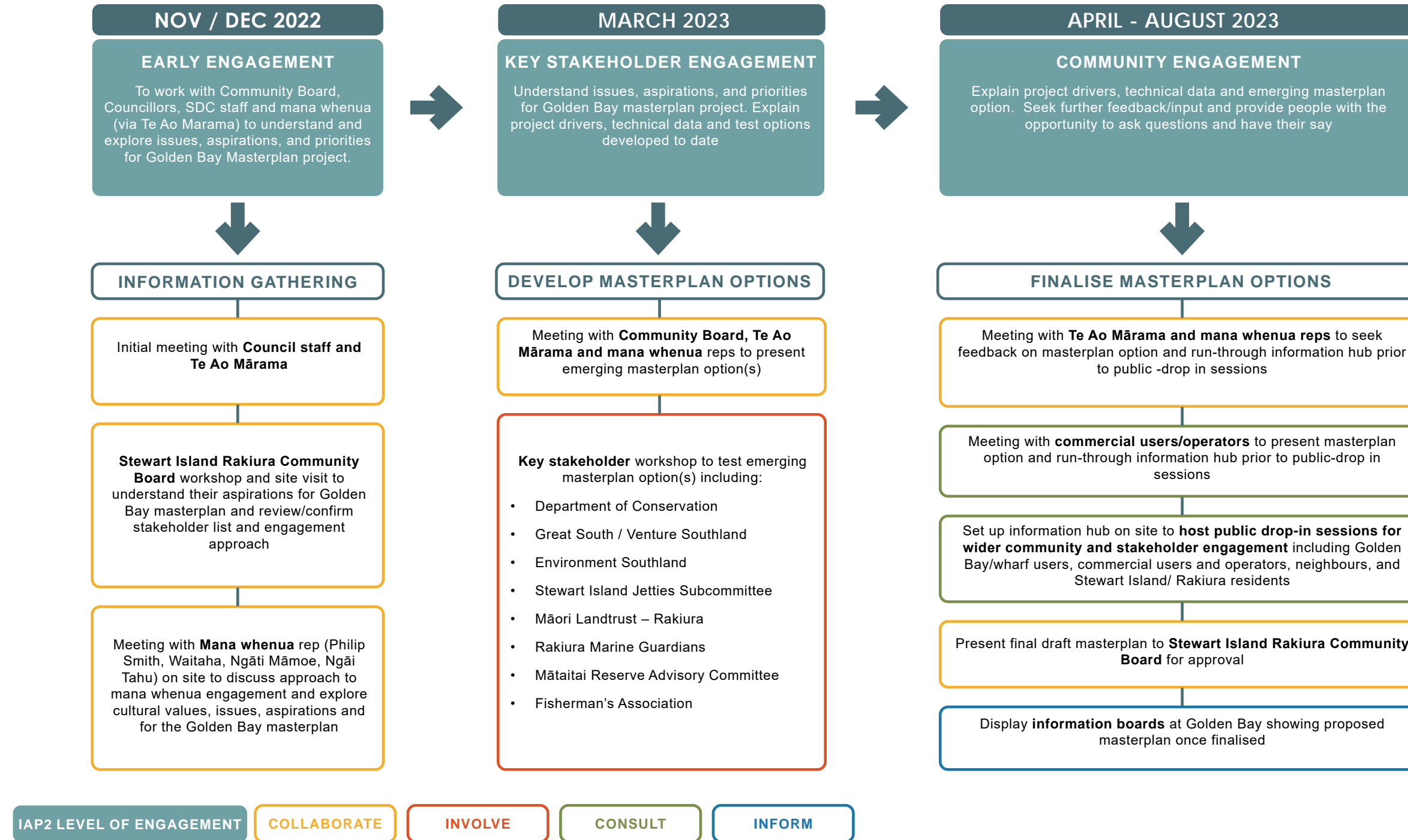
Opposite :

Engagement banner used at the public drop in session in early June 2023

ENGAGEMENT OVERVIEW

FINAL VERSION FOR APPROVAL

OVERVIEW OF ENGAGEMENT PLAN AND ACTIVITIES 2022-2023



ENGAGEMENT OVERVIEW

EMERGING THEMES

Throughout the engagement process a range of feedback has been received. Four main themes have become apparent including:

- Amenity and Visual Impacts
- Environment
- Operation
- Management and Maintenance

Access to and from Golden Bay and challenges with car parking, loading and unloading people and supplies, and protecting the special environment were consistent topics of the feedback that was received.

FINAL VERSION FOR APPROVAL



AMENITY / VISUAL IMPACTS

- Concern regarding a new car park associated with the wharf including visual impact to the area from Observation Rock
- Replacement wharf and breakwater - the appearance and size of the structure
- Preservation of the special character of Golden Bay
- Parking and public access to and from Golden Bay



ENVIRONMENT

- Potential impact on the existing environment from upgrade or development work
- Protection of wildlife, such as penguins, that have habitat around Golden Bay
- Protecting and improving water quality in Golden Bay after rain events, runoff from the parking area washes straight into the water.



OPERATION

- The wharf is vital for commercial / tourism operations
- Access down to Golden Bay from the road above is limited
- Commercial operations competing with public use and access
- Duration of parking (all day parking limits use by others)
- The wharf is a key bio-security 'checkpoint' before Ulva Island



MANAGEMENT AND MAINTENANCE

- Equitable use of the wharf and car park, particularly for commercial operators
- Levies for use and to fund ongoing maintenance, concern about maintenance regimes
- There is a need for better shelter and improved associated public amenities, such as a toilet, power, water to support the use of the wharf

FINAL VERSION FOR APPROVAL

MASTERPLAN IDEAS



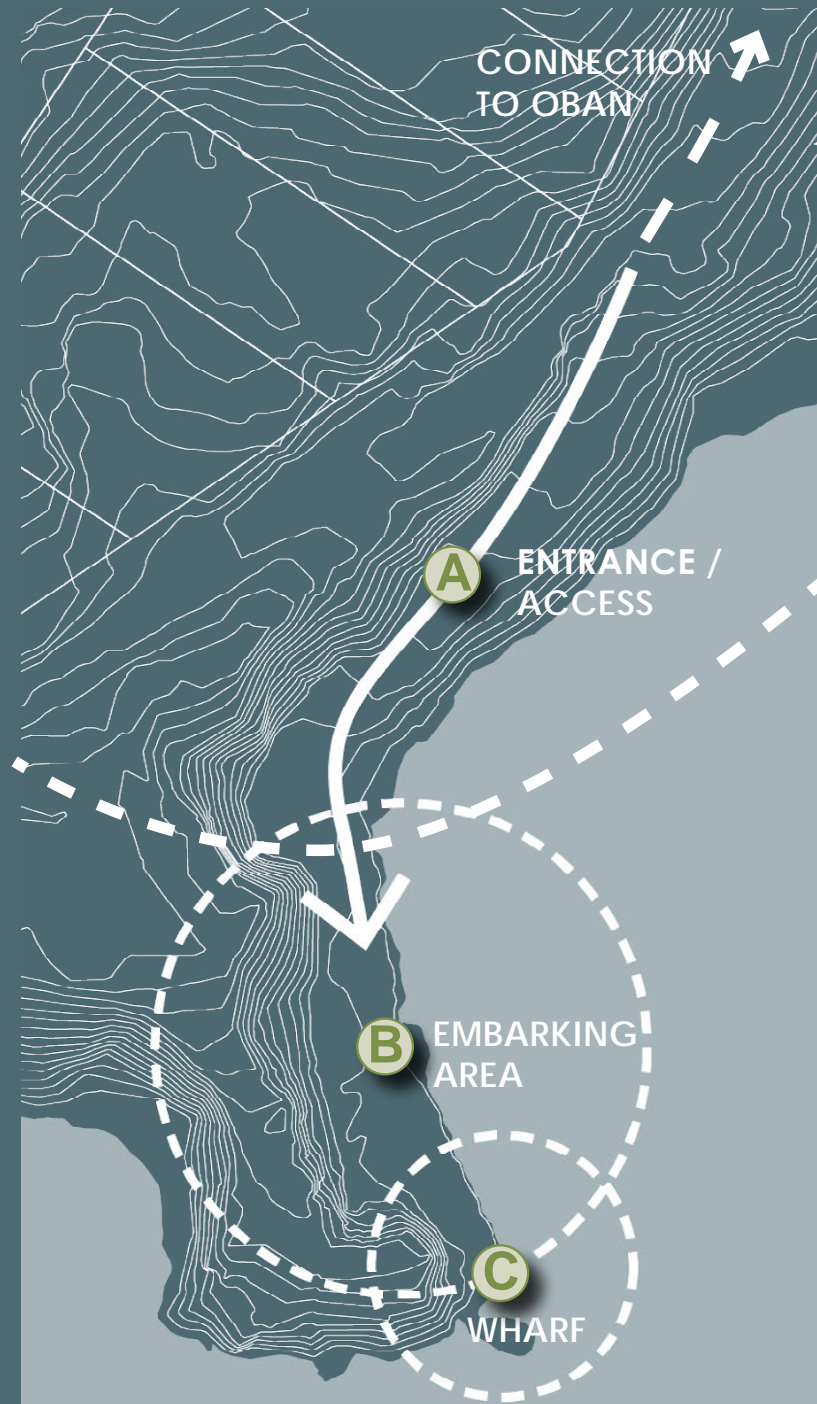
Boffa Miskell



MASTERPLAN IDEAS

FINAL VERSION FOR APPROVAL

KEY MOVES



The development of Masterplan ideas has been based on key moves for the component areas of the site at Golden Bay. These include:

A - Entrance / Access

As well as considering how the wharf and embarking area (existing car park area) are accessed, ideas for entry and access to the site include how Golden Bay could be accessed from a wider scale.

This includes separate vehicle and pedestrian routes, as well as other long term parking options to relieve or 'unlock' the current car park area adjacent to the wharf.

B - Embarking Area

The current car park space adjacent to the wharf has many competing uses and activities. Site topography restricts extension to the area, and available space is limited.

Ideas that organise the space as an 'Embarking Area' include shorter term parking, with enforcement of parking duration, loading and unloading of vessels (passengers, fuel and cargo), safe pedestrian and vehicle access and appropriate infrastructure and amenity elements.

C - Wharf

The scope of the Golden Bay Masterplan does not include design of a new wharf structure, however it does consider ideas for infrastructure and elements that may need to be included in a future design.

The development of all ideas is underpinned by outcomes that improve three critical factors:

- Safe access to Golden Bay and the wharf for all users
- Development of facilities and management of car parking so that use is equitable
- Improvement of infrastructure and facilities at Golden Bay that do not negatively impact on amenity, environment or sustainability values

Cultural Narrative

The design of various elements included in the Key Moves would be enriched by the development of a cultural narrative for the whole project. Continued engagement with mana whenua, a considered design approach to acknowledge Ngāi Tahu identity and ensure mana whenua are 'visible' in the landscape will benefit the future development of Golden Bay with a greater 'place' authenticity.

This project provides many opportunities to improve mana whenua visibility, from simple interventions such as the use of te reo Māori in welcome and wayfinding signage, sharing of pūrākau with visitors on interpretation signage, to more complex site issues, such as the use of indigenous vegetation on the eroding bank and cultural design elements in a new wharf or shelter.



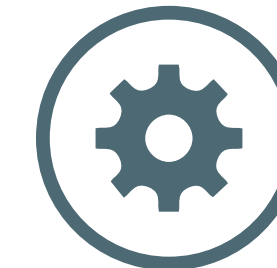
SAFE ACCESS



ENVIRONMENT



PARKING

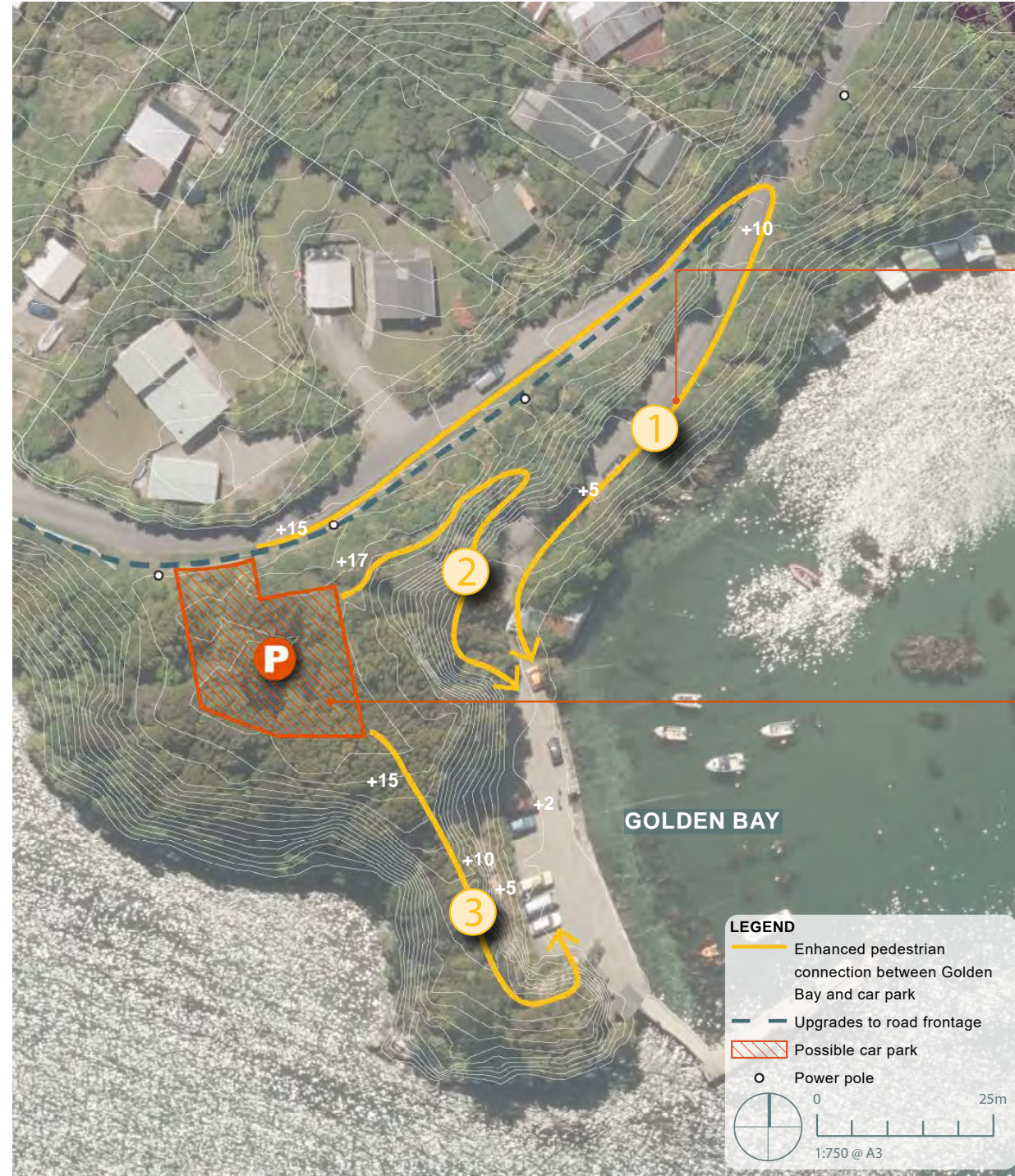


INFRASTRUCTURE / FACILITIES

MASTERPLAN IDEAS

FINAL VERSION FOR APPROVAL

WIDER SCALE IDEA - POINT TOP PARK

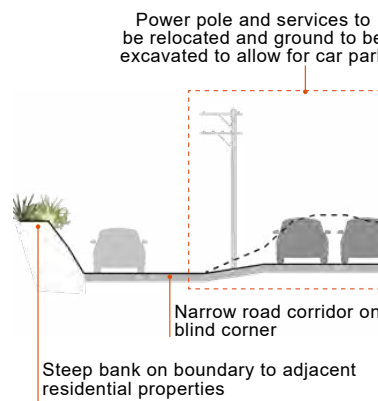


Car park requires a pedestrian access to Golden Bay with 3 potential options

- 1 Option is longest route. Requires upgrades to road to make safe and clear path for pedestrians.
- 2 Direct boardwalk/stair structure down to Golden Bay. Structural requirements would involve significant cost, potentially too steep to be feasible - **REQUIRES APPROX 80 STAIRS**
- 3 Semi-direct boardwalk/stairs down to Golden Bay. Structural and geotechnical requirements would include significant cost, potentially too steep and narrow to be feasible - **REQUIRES APPROX 75 STAIRS**

Location sits within existing road reserve

APPROX. PARKING CAPACITY
20 - 25



GOLDEN BAY ROAD ACCESS SECTION

IDEA INTENT

Create new parking area on top of the point above Golden Bay. Additional long and medium term parking would be provided in this location, reducing congestion in the existing Golden Bay car park. Pedestrian access could be provided by a range of routes from the top of the point to the wharf and hardstand area below, requiring upgrades to Golden Bay Road or a built stair structures adjacent to the existing bank. A fully accessible route would not be possible.

PROS

- Close to the existing wharf and hardstand area
- Land is road reserve
- Approximate capacity for 20 - 25 car park spaces

CONS

- Significant earthworks and loss of vegetation would be required to construct the car park
- Visual impact and location near Significant Natural Landscape Area and would be difficult to consent
- Would impact views from Observation Rock and neighbouring properties
- Stability of land in car park area and for connected paths / steps is questionable, may not be feasible / have significant geotechnical limitations
- Broad concern, including from mana whenua, of further erosion to the existing bank face above the existing car park and the desire to revegetate / stabilise this area.
- Cost of implementing the idea would be significant due to physical constraints
- Requires relocation of power infrastructure on Golden Bay Road
- Access to the car park would be from a narrow blind corner on Golden Bay Road

MASTERPLAN IDEAS

FINAL VERSION FOR APPROVAL

WIDER SCALE IDEA - PARK AND WALK OR RIDE



Car parking at Traill Park with community and visitor facilities

APPROX. PARKING CAPACITY 60+ - with capacity to extend or reduce

Existing Toy Library building could be upgraded and re purposed for multiple / additional uses

Golden Bay Road with improved pedestrian access - options for varied levels of intervention

IDEA INTENT

Alleviate congestion at Golden Bay by implementing large car park at Traill Park site and encouraging pedestrian links to Golden Bay or a park and ride shuttle system. Golden Bay becomes a short term parking and pick up/drop of site only and Traill Park becomes and public amenity site with toilets, shelter in the pavilion etc at car park site.

PROS

- Less impact on Golden Bay (visual, environmental, spatial)
- Flat space is available a Traill Park that could be converted cost effectively as a long to medium term car park
- Traill Park location is the confluence of access from all other residential areas on Stewart Island and is an ideal meeting point before progressing down to Golden Bay either by shuttle or walking
- The upgrade of a car park area could coincide with upgrades to the existing pavilion building that houses the Toy Library and enable other uses
- Is the Islands main civil defence evacuation / meeting point and adjacent to helipad
- Could be linked to existing walking tracks
- Potential for separate, safe pedestrian pathway links to be made with Golden Bay and the main settlement in Oban via Fuchsia Walk or Golden Bay Road / Ayr Street.
- Could provide up to 60 car park spaces
- Development of the layout of the idea could coincide with Matariki Wayfinding Project (led by SDC and Te Ao Marama), with Traill Park identified as a potential location for future signage and sculpture / pou.
- Provides a greater range of options for the management and operation of the existing car park at Golden Bay - for drop off / pick up, mobility users, and set down or commercial operators.

CONS

- Distance to Golden Bay may not be desirable to some users

MASTERPLAN IDEAS

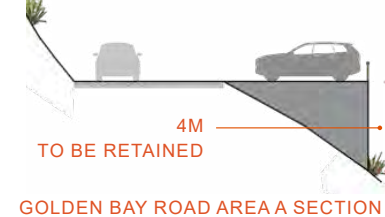
FINAL VERSION FOR APPROVAL

WIDER SCALE IDEA - GOLDEN BAY ROAD WIDENING



Roadside car park Area A
Retained car park built above bank below and adjacent to Golden Bay Road

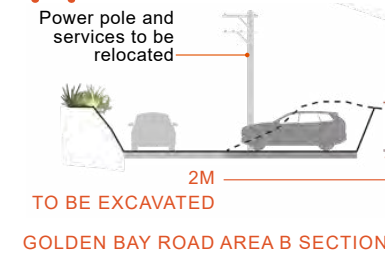
APPROX. PARKING CAPACITY 25



Upgrade pedestrian access into Golden Bay

Roadside car park Area B
Excavated car park built into bank adjacent to Golden Bay Road

APPROX. PARKING CAPACITY 25



IDEA INTENT

Includes two locations for closest possible parking within road reserve / SDC land. On-street parking would require structural and geotechnical engineering input and design to test feasibility on steep terrain / banks as well as relocation of existing services. Upgraded pedestrian access would be provided from Golden Bay Road, down the existing access road.

PROS

BOTH

- Close access to Golden Bay
- Less impact to Golden Bay (visual, environmental, spatial)
- Short accessible walk possible from parking to Golden Bay
- Within road reserve

CONS

BOTH

- Integration of pedestrian walkway would be required
- Requires relocation of existing services
- Cost to implement higher than other ideas

AREA A

- Steep banked area would require large retaining, fill and bush removal to implement
- May interfere with natural runoff processes and require additional infrastructure to manage stormwater

AREA B

- Parking and pedestrian access are on blind corner
- Requires excavation of bank adjacent to the road side

MASTERPLAN IDEAS - SITE

ENTRANCE / ACCESS

Access down the existing access road from Golden Bay Road to the embarking area and wharf is a current pinch point on site, with pedestrians and vehicles using the same space.

Separate pedestrian access could alleviate this and make the existing access road safer for all users.

These ideas illustrate how separate pedestrian access could be implemented.



FINAL VERSION FOR APPROVAL

← LOW COST / LEVEL OF INTERVENTION SAFETY AND AMENITY LEVEL HIGH →

A - PAINTED / MARKED PEDESTRIAN ROUTE ON ROAD



PROS

- Cost effective and easy to install
- Could be implemented without have to construct pathways (painted on existing road surfaces)
- Can be used as a temporary measure

CONS

- Relies on vehicle users not to park in painted spaces
- A very 'urban' look not fitting with Stewart Island
- Not a permanent solution



B - KERBED FOOTPATH



PROS

- A standard safe way of separating a footpath from road

CONS

- A very 'urban' look not fitting with Stewart Island
- Requires use of concrete and other paving materials not readily available on Stewart Island



C - RETAINED GRAVEL PATH TO SIDE OF ROAD



PROS

- A more cost effective surface to install than asphalt or concrete
- Aggregate pathways with separating swales / grass / planting are already used on the island
- In-keeping with Stewart Island 'look and feel'

CONS

- Ongoing maintenance required, but materials available on the island
- Retaining would be required to enable this type of path next to the existing access road



D - RAISED BOARDWALK NEXT TO ROAD



PROS

- High amenity option that provides a safe, separate access option for locals and visitors alike
- Can be located away from the access road, and weave through existing vegetation - route flexibility
- Does not require retaining structures, less impact on other existing infrastructure such as stormwater
- In-keeping with Stewart Island 'look and feel'
- Provides opportunity for incorporating mana whenua cultural narrative

CONS

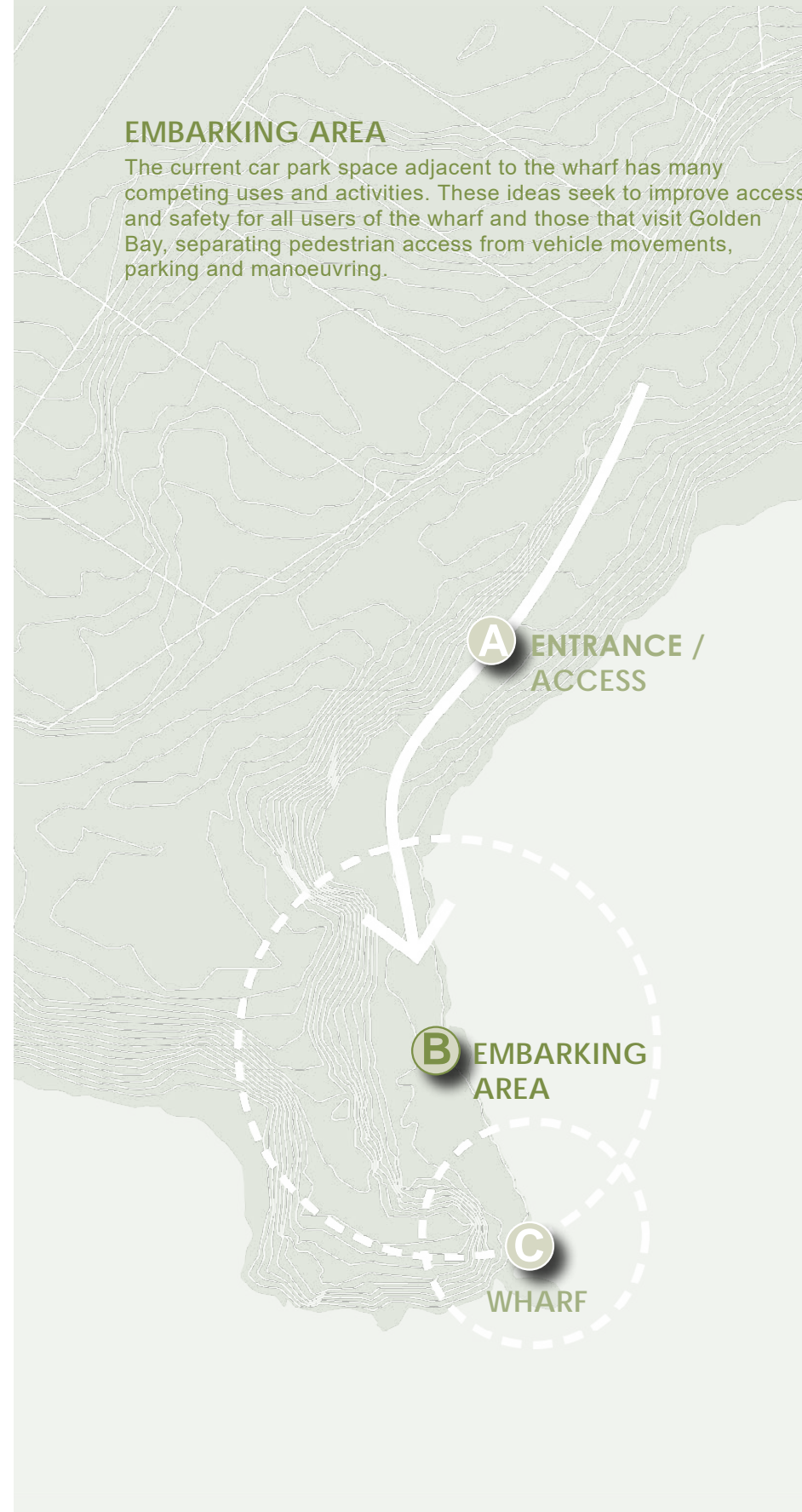
- A more expensive option



MASTERPLAN IDEAS

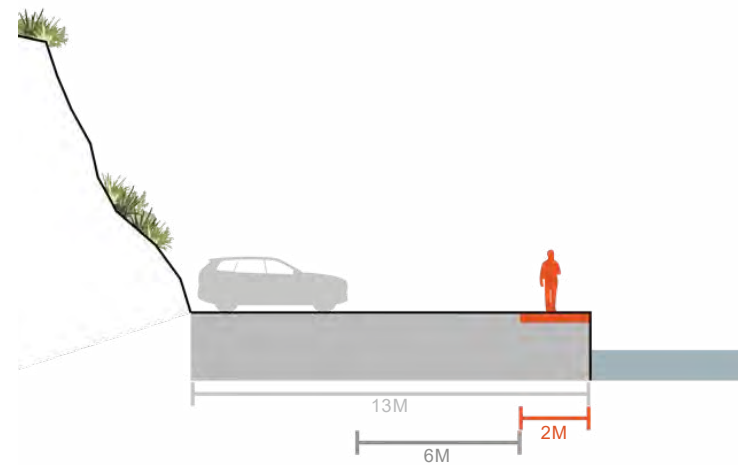
EMBARKING AREA

The current car park space adjacent to the wharf has many competing uses and activities. These ideas seek to improve access and safety for all users of the wharf and those that visit Golden Bay, separating pedestrian access from vehicle movements, parking and manoeuvring.



FINAL VERSION FOR APPROVAL

A - PAINTED / MARKED PEDESTRIAN ROUTE ON HARDSTAND



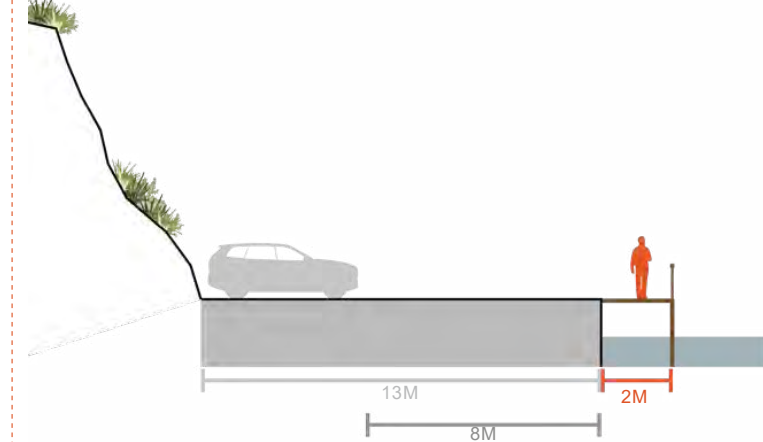
PROS

- Cost effective and easy to install
- Designates a separate pedestrian access area

CONS

- Does not provide any additional space
- Relies on vehicle users not to park in painted spaces
- A very 'urban' look not fitting with Stewart Island
- Not a permanent solution

B - BUILT OUT BOARDWALK ATTACHED TO HARDSTAND



PROS

- Designates a separate pedestrian access area
- Constructed on piles or attached to existing sea wall
- Timber structure would be in-keeping with Golden Bay aesthetic
- Creates more space for safe vehicle movement
- Option potential has a more viable consenting pathway than constructing a new sea wall
- Provides opportunity for incorporating mana whenua cultural narrative

CONS

- Remedial works / structural review of existing sea wall required



MASTERPLAN IDEAS

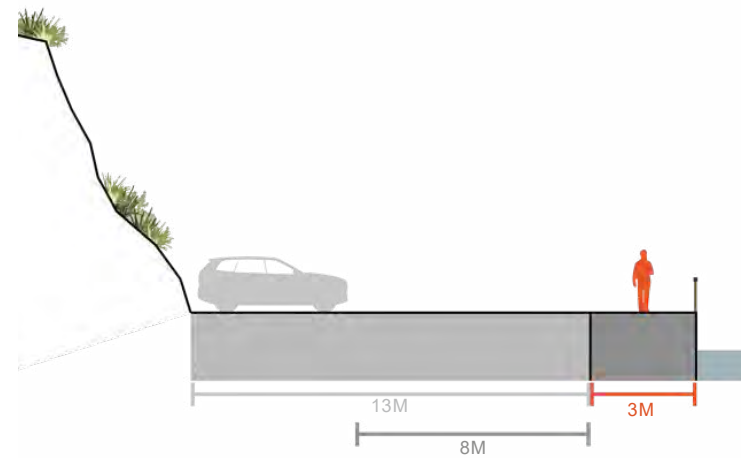
EMBARKING AREA

The current car park space adjacent to the wharf has many competing uses and activities. These ideas seek to improve access and safety for all users of the wharf and those that visit Golden Bay, separating pedestrian access from vehicle movements, parking and manoeuvring.



FINAL VERSION FOR APPROVAL

C - HARDSTAND EXTENSION



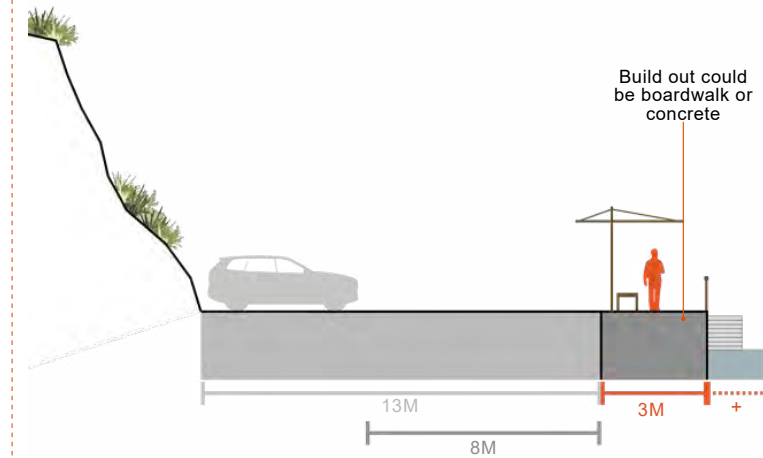
PROS

- Similar to 'B' boardwalk idea

CONS

- Further reclamation and a new sea wall not supported by some stakeholders and parts of the community
- Construction of a new sea wall faces a less viable consenting pathway

D - HARDSTAND EXTENSION WITH FACILITIES AND ADDED AMENITY VALUE

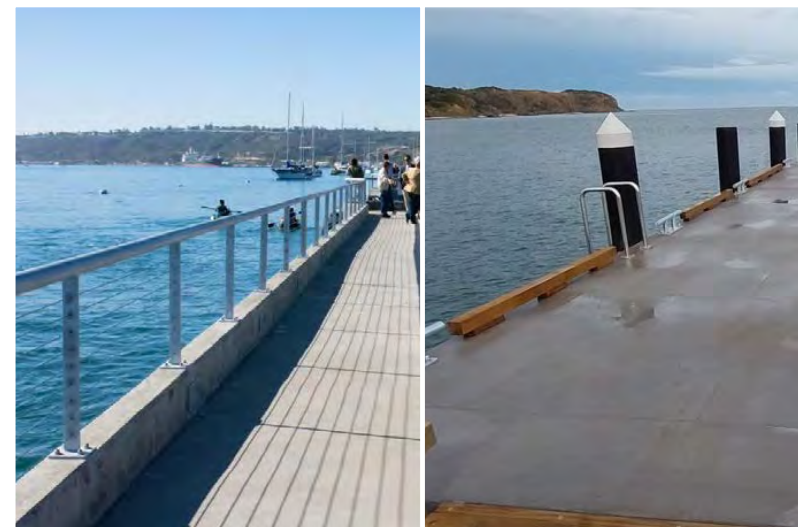


PROS

- Similar to 'B' boardwalk and 'C' hardstand extension, but with added infrastructure amenity elements
- Added shelters seating, improve experience in Golden Bay for locals and visitors alike
- Potential to more easily access the moana / water below
- Boardwalk option with added facilities preferred over extension of hardfill
- Provides opportunity for incorporating mana whenua cultural narrative

CONS

- Similar to 'B' and potentially least cost effective option

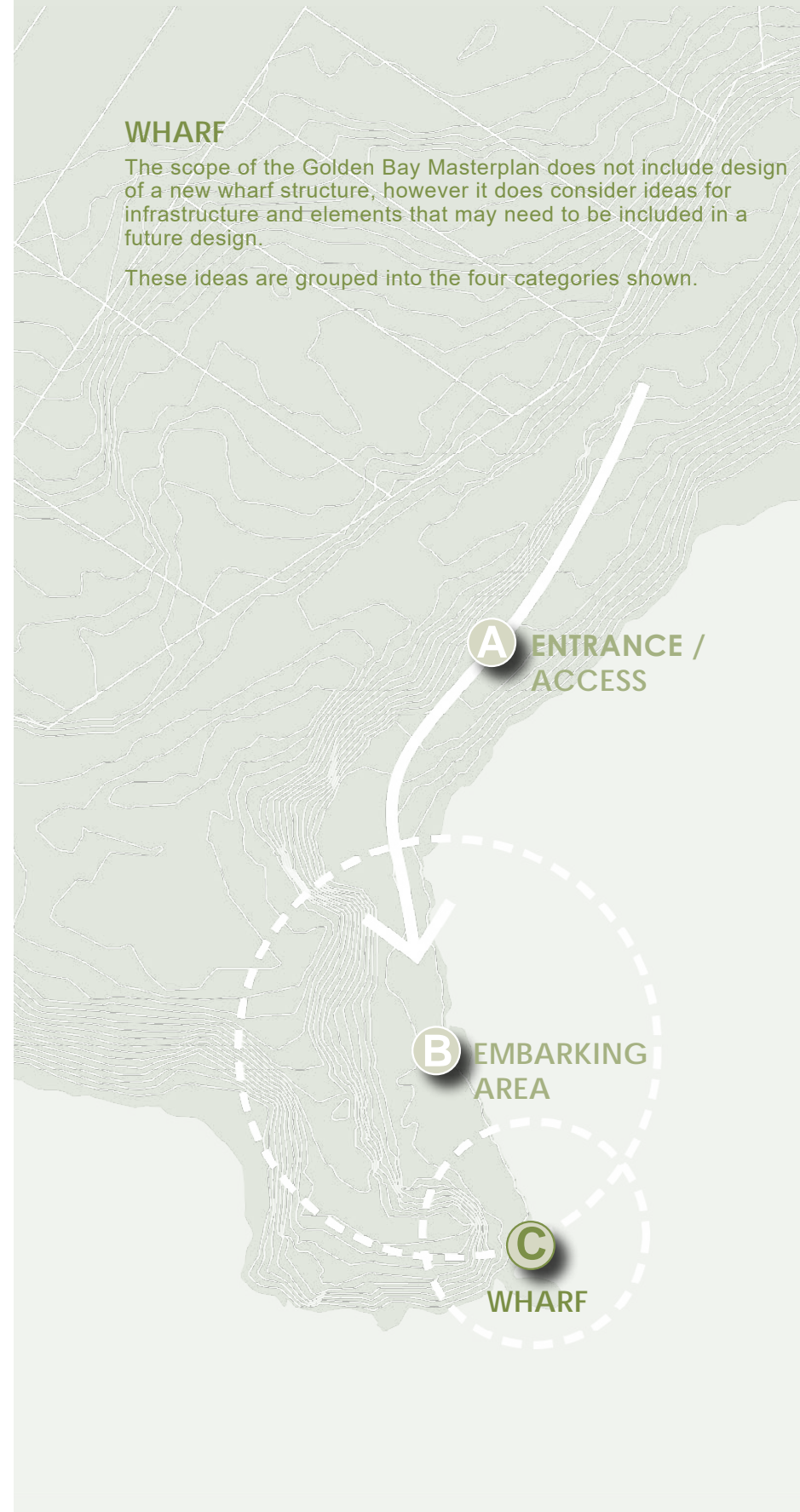


MASTERPLAN OPTIONS

WHARF

The scope of the Golden Bay Masterplan does not include design of a new wharf structure, however it does consider ideas for infrastructure and elements that may need to be included in a future design.

These ideas are grouped into the four categories shown.



FINAL VERSION FOR APPROVAL

A - LANDING / WAITING / RECREATION SPACE

Increasing and providing space and opportunity for waiting and recreation use of the wharf, public access to the water, as well as existing operational / commercial activities.

While private ownership and use rights exist over the wharf, the importance of providing sufficient public space for all to use needs to be considered in a future design.

A future design should also consider space for the concept of manaaki manuhiri, or care / hospitality for visitors. All wharf users will benefit from a design that enables a positive visitor experience.

Greater prominence should also be enabled for signage / interpretation regarding the Mātaitai marine reserve and its importance to Rakiura whānau and their connection to site.



B - COVERED STRUCTURE/ SHELTER

Providing a larger shelter for those disembarking and embarking vessels. This has functional benefits for regular commercial operators, but could also improve the visitor experience at the wharf, including people taking tours to Ulva Island and cruise ship passengers. In combination with the wharf design, a shelter design could provide opportunities for greater connection to the water.

As with space for landing / waiting / recreation, an appropriate shelter structure should incorporate space for manaaki manuhiri and provides an opportunity for the integration of mana whenua design narrative.

Interpretation panels that describe the special indigenous biodiversity and help to identify taonga species including manu / birds and ika / marine animals could also be incorporated onto a shelter structure.

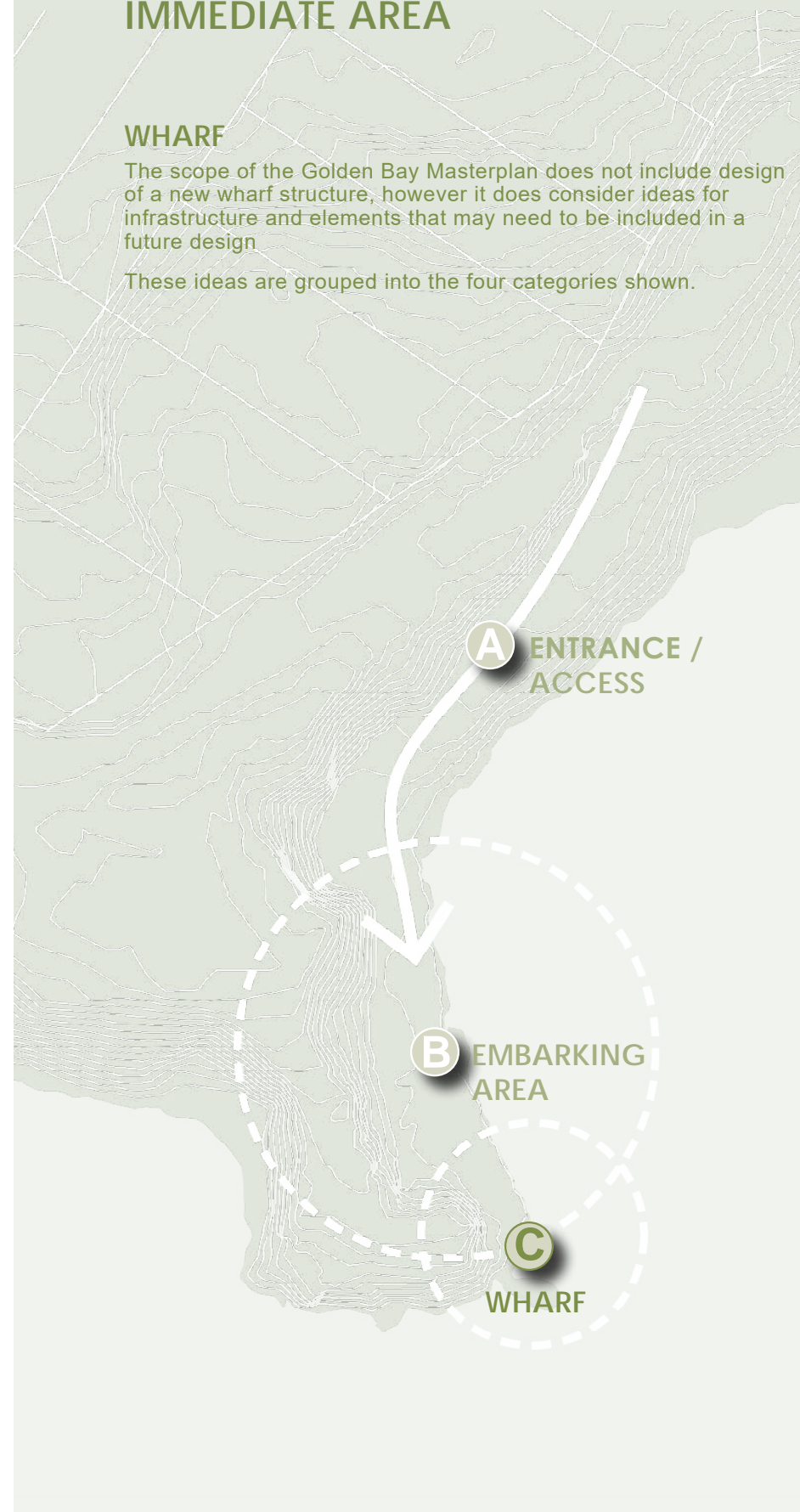


MASTERPLAN OPTIONS - IMMEDIATE AREA

WHARF

The scope of the Golden Bay Masterplan does not include design of a new wharf structure, however it does consider ideas for infrastructure and elements that may need to be included in a future design

These ideas are grouped into the four categories shown.

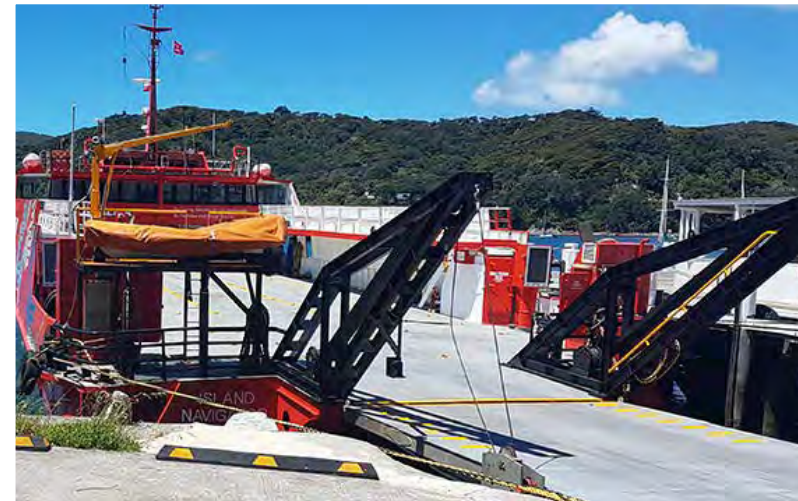


FINAL VERSION FOR APPROVAL

C - VEHICLE ACCESS / LOADING

Clear access for hiab trucks, emergency vehicles and loading and unloading vessels is required.

Golden Bay wharf provides an important backup to the main wharf at Halfmoon Bay / Thomson Bay and may need to be used in emergency situations and when dictated by weather and sea conditions



D - SERVICE FACILITIES / INFRASTRUCTURE

Construction of a new wharf at Golden Bay provides an opportunity to include updated infrastructure and facilities that could generate income for the SDC and SIRCB

These include:

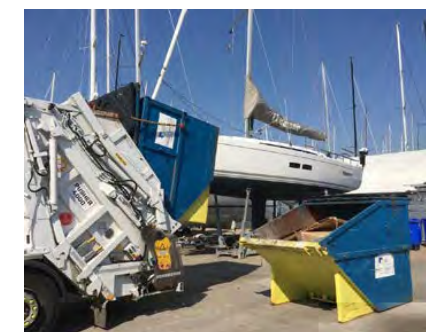
- New bathroom and WC facilities (fit for purpose and connected to the sewer pump station). A key design consideration should be the location of a new bathroom, so that it is not the first, or most prominent structure that people see when visiting Golden Bay. This could mean an accessible toilet that is incorporated into a larger shelter or facilities block, so that it is easy to use, but not as visible as the current temporary toilet.
- Power - for vessels and potential future charging of vehicles
- Potable water
- Waste and recycling facilities
- Booking / ticket rooms
- Bio security / pest control stations and information. Information and interpretation regarding the importance of biosecurity measures as part of the protection of indigenous and taonga species could be included.



TOILET



WASTE REMOVAL



FINAL VERSION FOR APPROVAL

PREFERRED MASTERPLAN IDEA



MASTERPLAN - PREFERRED IDEA

FINAL VERSION FOR APPROVAL

OVERALL STAGING



OVERVIEW

The preferred masterplan idea has been developed after engagement with the SDC, SIRCB, TAMI and key stakeholders.

The preferred idea has been tested with the Stewart Island Community as an open day, with feedback received informing refinement of the preferred idea.

STAGING

The stages indicated on this plan and following break the overall Masterplan Preferred Idea into areas that could be developed and progressed as separate or staged projects.

A staged approach provides greater flexibility for funding (including proposed allowances in the SDC Long Term Plan LTP) and means components of the masterplan can be advanced sooner to benefit the Rakiura Stewart Island Community.

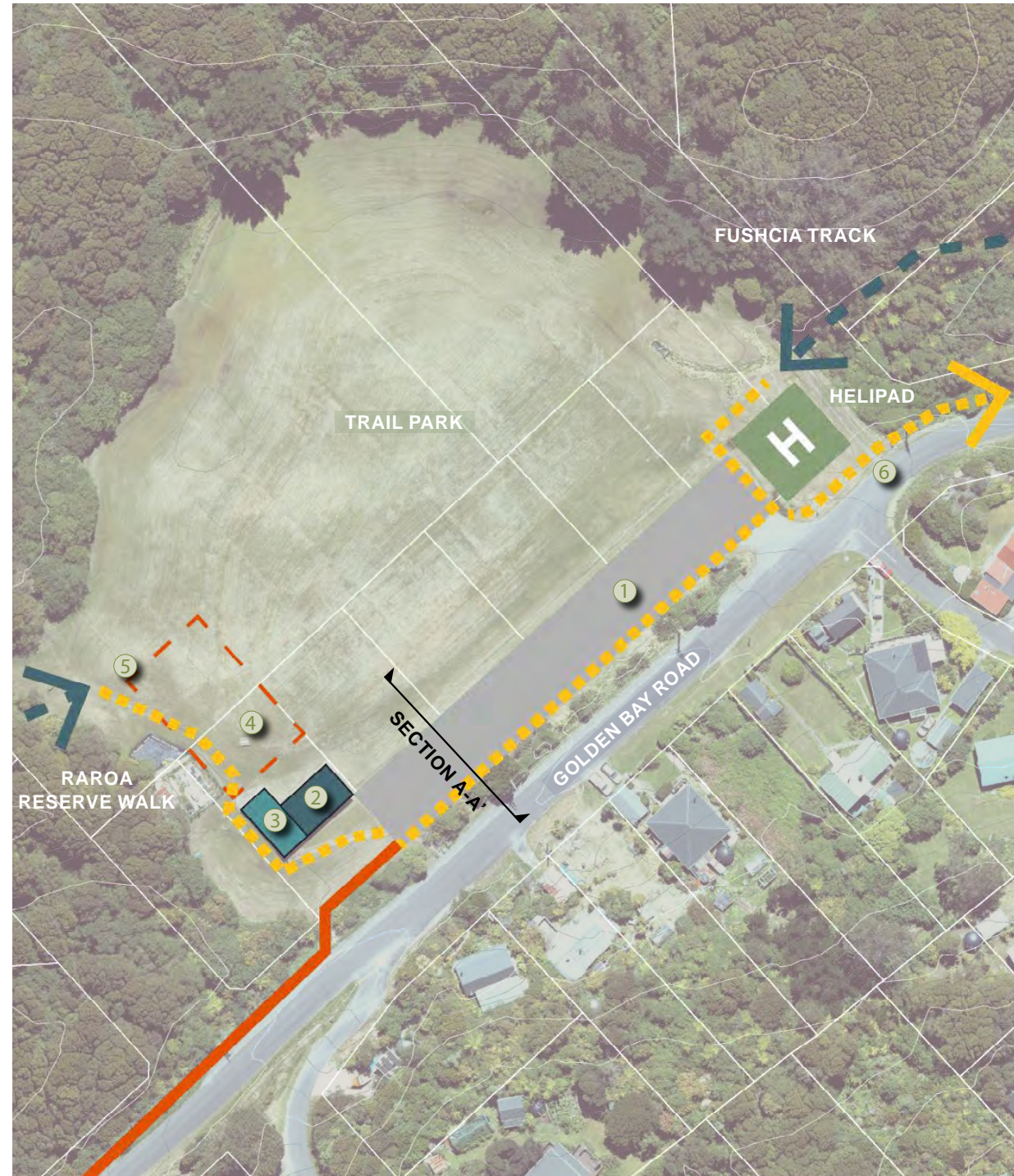
LEGEND

- Stage 1
 - Extended gravel carpark
 - Upgraded building facilities
- Stage 2
 - Gravel footpath
- Stage 3
 - Timber boardwalk with handrails
- Stage 4
 - Boardwalk extension off carpark
 - 'Arrival' area / turning space
 - Bank stabilisation / planting
- Stage 5
 - Wharf
 - Breakwater extension
- Wider Context
 - Existing recreation trails

MASTERPLAN - PREFERRED IDEA

FINAL VERSION FOR APPROVAL

STAGE 01: TRAIL PARK SPATIAL UPGRADE



Providing long term parking for Golden Bay and the opportunity for a park and walk or ride to the wharf.

There is also an opportunity to upgrade toy library building to include a shelter / waiting space.

The parking area could be multi-use and include boat parking, as well as a central evacuation point.

The location of signage and pou potentially proposed at Trail Park as part of the SDC / Te Ao Marama Matariki Wayfinding Project, should be considered in relation to the elements proposed in this Masterplan and implementation coordinated.

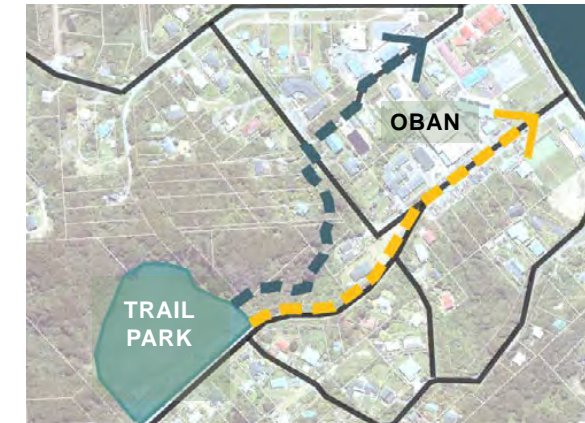
New wayfiniding signage between Oban and Golden Bay should include both English and te reo Māori greetings

LEGEND

- ① Extend gravel aggregate parking area.
- ② Upgrade existing toy library room to include a waiting / shelter space with kitchenette unit or tea and coffee making facilities.
- ③ Upgrade existing toilets and shower facilities to be fit for purpose for car park users and campers during the summer months.
- ④ Potentially use a small area adjacent to pavilion to facilitate camping over summer (alternative to current space that will no longer be available)
- ⑤ Connection paths to existing walkways
- ⑥ Future connector pathway to main Oban settlement, adjacent to Golden Bay Road. This path may need to include gravel sections and boardwalk to navigate the gully down to the connection with Ayr Street



CONNECTION TO OBAN



A key benefit of an upgraded parking area at Trail Park is the through connection to Oban.

This could be achieved via two routes;

1. Via, Fuchsia Walk, Dundee and Argyle Streets
2. Via Golden Bay Road and Ayr Street

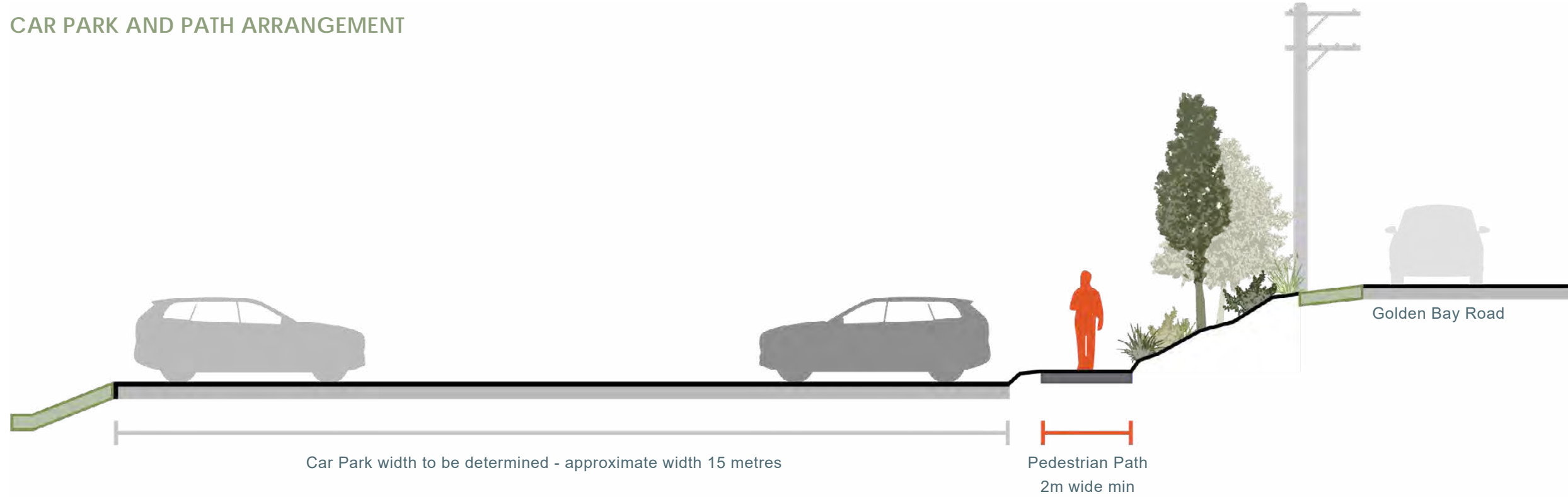
Currently the topography along Golden Bay Road between Trail Park and Ayr Street does not provide width for a separate pedestrian footpath, and an elevated board walk structure or retained path would be required

MASTERPLAN - PREFERRED IDEA

FINAL VERSION FOR APPROVAL

SECTION AA - TRAILL PARK

CAR PARK AND PATH ARRANGEMENT



STAGE 1 TRAILL PARK CHARACTER IMAGERY



MASTERPLAN - PREFERRED IDEA

FINAL VERSION FOR APPROVAL

STAGE 02: ACCESS PATHWAY



Creation of a gravel / aggregate path adjacent to Golden Bay Road. Section of boardwalk implemented where Golden Bay Road is close to a steep gully.

Any lighting of the pedestrian route to improve user safety would need to take into account the Stewart Island Dark Skies Sanctuary, and be appropriate low level lights.

CHARACTER IMAGERY



5 Cut required south of Rankin Street



LEGEND

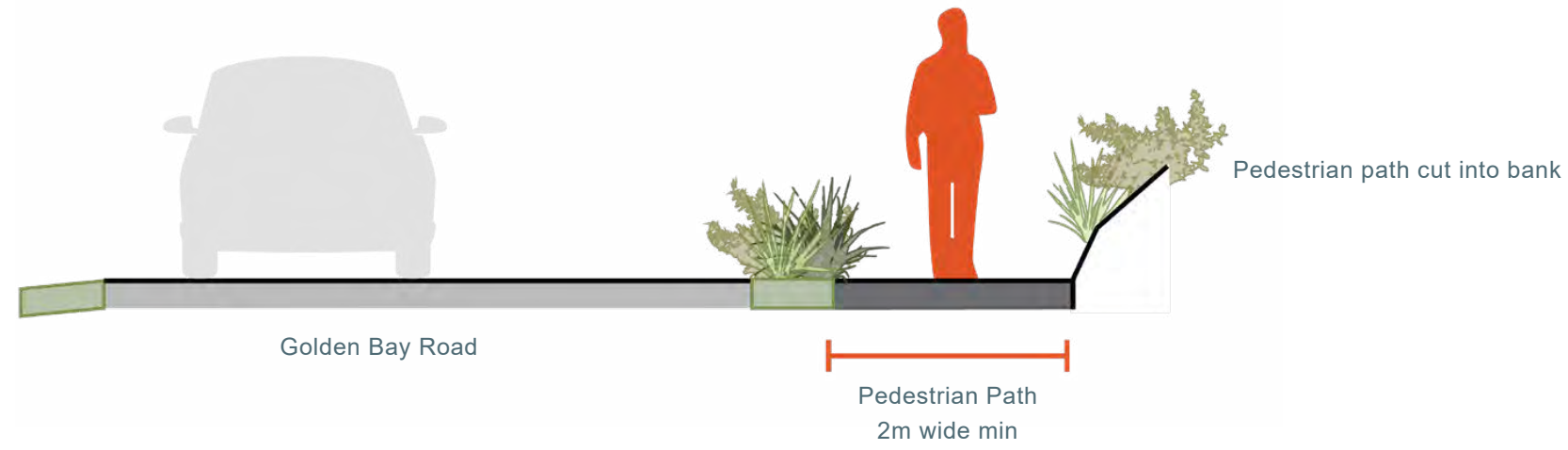
- 1 Connect proposed path into extended car park area in Trail Park
- 2 Preferred route for path predominantly installed at grade with legal road reserve
- 3 Section of preferred path alignment that would need to be installed as raised boardwalk with handrails due to steep gully to roadside, see Section CC
- 4 Crossing at Rankin Street.
- 5 Section of preferred path alignment south of Rankin Street that would require cutting into existing bank within road reserve (see section BB).



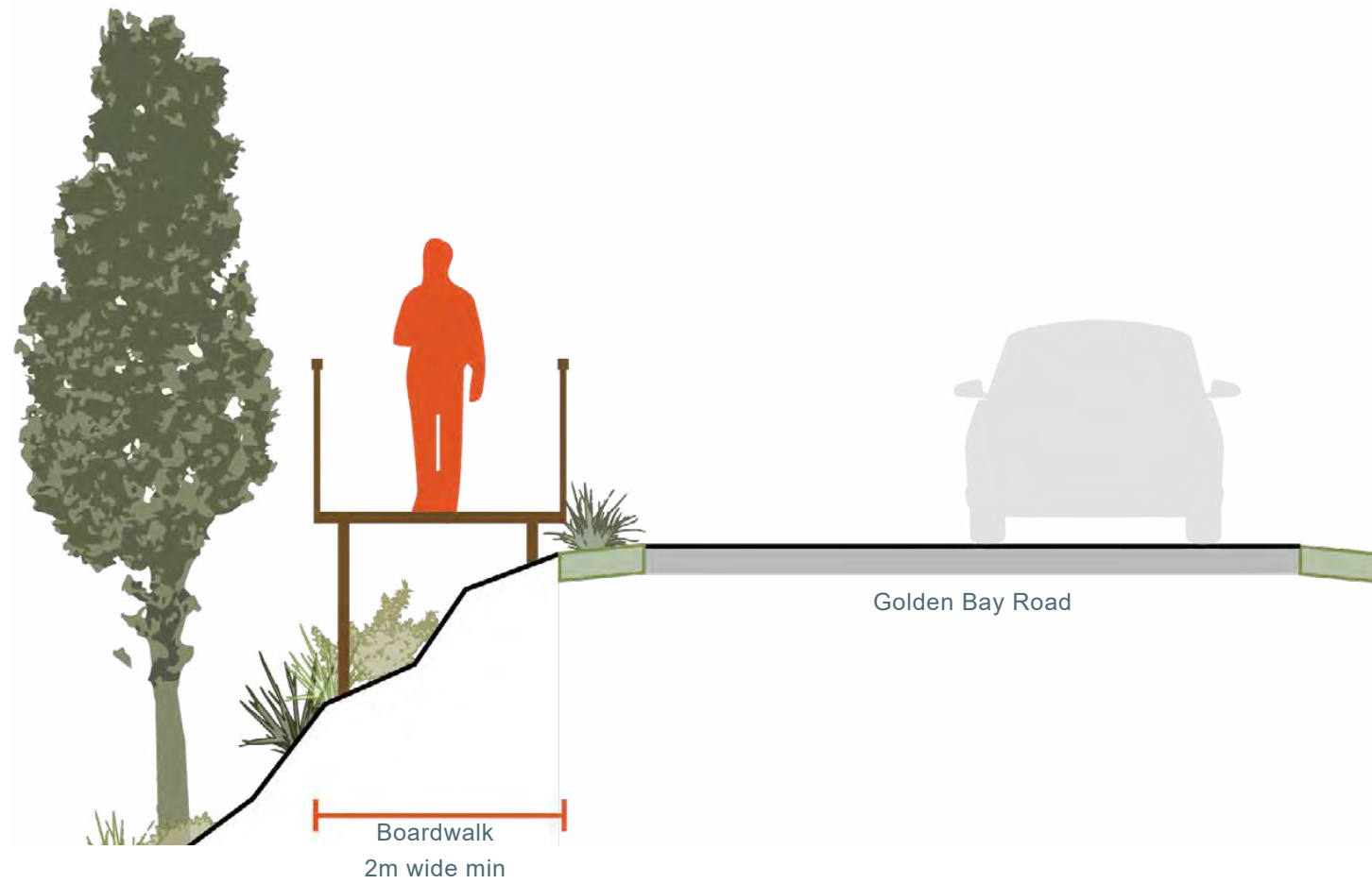
MASTERPLAN - PREFERRED IDEA

FINAL VERSION FOR APPROVAL

SECTION BB ACCESS PATH CUT



SECTION CC ACCESS PATH BOARD WALK



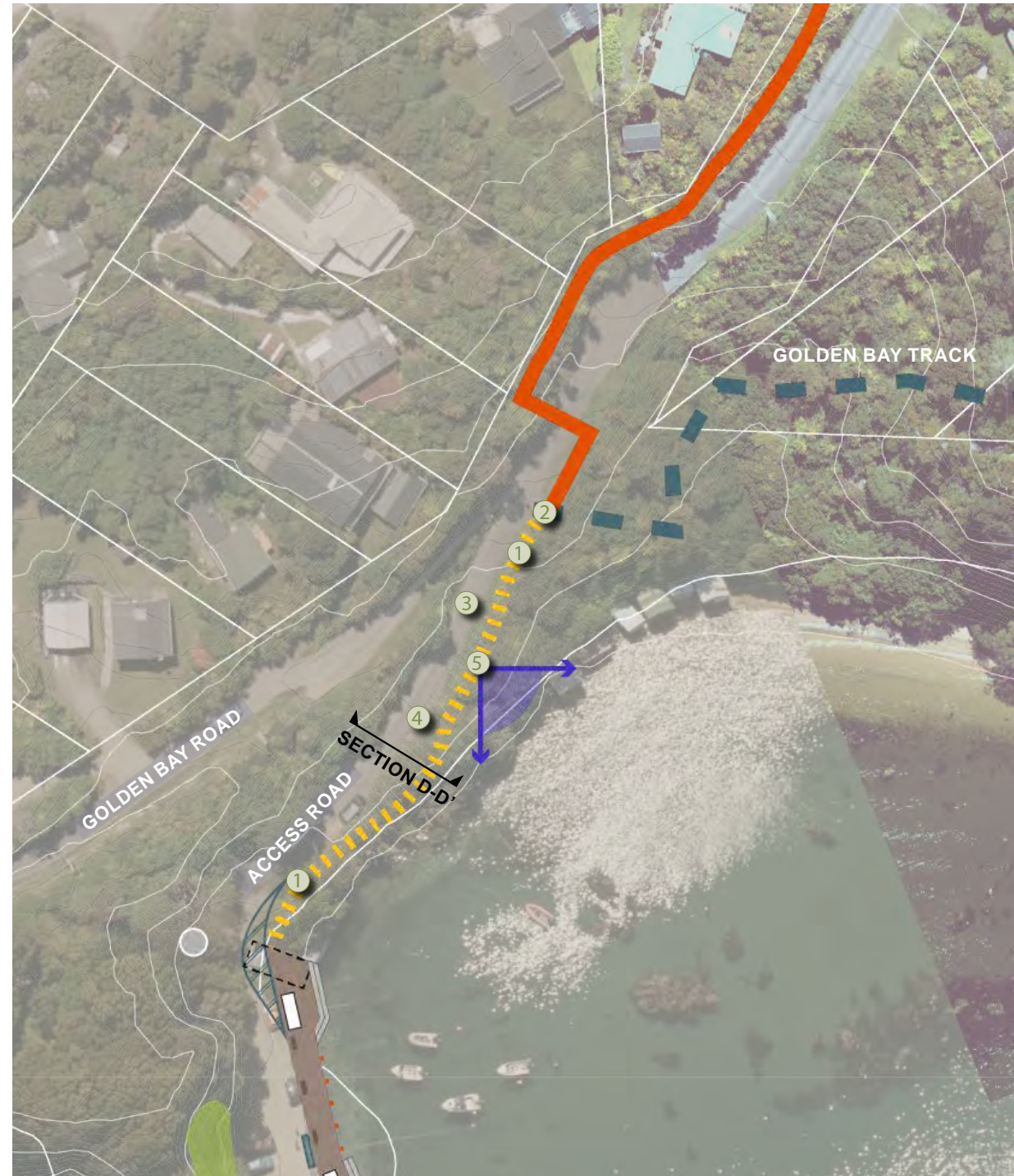
3 Location requiring boardwalk due to gully



MASTERPLAN - PREFERRED IDEA

FINAL VERSION FOR APPROVAL

STAGE 03: FOREST BOARDWALK



Limited space to either side of Golden Bay Road and the access road down to Golden Bay provides an opportunity for a separated approach for pedestrian access.

Benefits of a boardwalk include a high amenity, safe, pedestrian access that provides a great user experience for visitors and locals.

Construction of a boardwalk provides an opportunity to include cultural narrative as part of the detailed design process.

Any lighting of the boardwalk and pedestrian route to improve user safety would need to take into account the Stewart Island Dark Skies Sanctuary, and be appropriate low level lights.

LEGEND

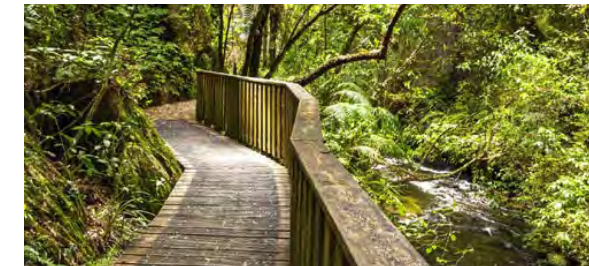
- ① Boardwalk with handrails installed on timber poles over the existing bank.*
- ② Intersection and pause point opportunity with existing Golden Bay track.
- ③ Slumping and surface damage to access road to be repaired.
- ④ No parking zone down the side of the Access Road
- ⑤ Potential to incorporate viewpoint / pause point looking over Golden Bay.

*** GRADES, STEPS, ALIGNMENT ALL SUBJECT TO FUTURE DESIGN WORK.**

Exact route of the boardwalk can be designed to avoid large existing trees and minimise impact to existing indigenous vegetation and to remove unwanted pest plant species where present.



CHARACTER IMAGERY



③ Slumping on access road



MASTERPLAN - PREFERRED IDEA

FINAL VERSION FOR APPROVAL

SECTION DD FOREST BOARDWALK



CHARACTER IMAGERY



MASTERPLAN - PREFERRED IDEA

FINAL VERSION FOR APPROVAL

STAGE 04: EMBARKING AREA



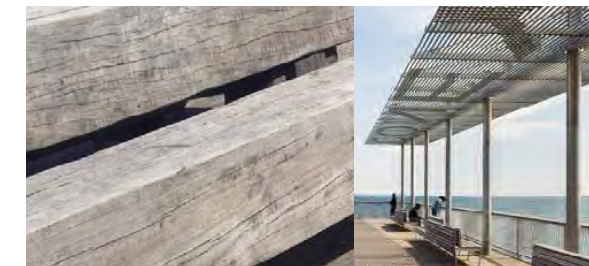
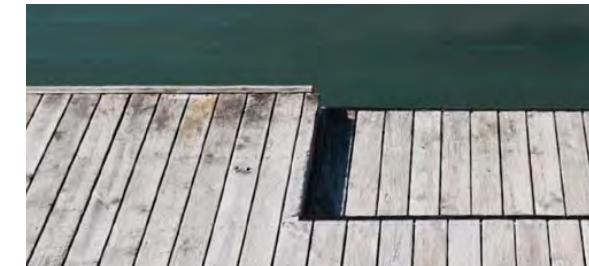
Implementing a boardwalk / walkway in front of the existing sea wall helps organise the existing hardstand space as an 'Embarking Area' that includes *enforced short term parking, loading and unloading of vessels (passengers, fuel and cargo), safe pedestrian and vehicle access and appropriate infrastructure and amenity elements.

Maintaining and protecting the habitat of wildlife (penguins) and indigenous / taonga species would need to be incorporated in the construction of elements in the Stage 4 Embarking Area.

LEGEND

- ① Widen access road entry adjacent to sewer pump.
- ② Boatshed to be removed - use footprint as 'entry' access point from forest boardwalk to Golden Bay boardwalk / walkway.
- ③ Assess and repair existing concrete sea wall as required.
- ④ Remove, infill and modify existing sea wall where existing concrete steps have failed.
- ⑤ Retain all existing moorings on outer edge of timber walkway.
- ⑥ Potentially resurface carpark / embarking area upon completion of all other work
- ⑦ Pedestrian access timber boardwalk
- ⑧ Timber steps / platforms to access water
- ⑨ 'Arrival' area / turning space - potentially with higher quality paved surface. This areas doubles as a 'welcome' space for visitors arriving on Stewart Island for the first time - an opportunity to exhibit manaaki manuhiri.
- ⑩ Bank stabilisation / indigenous species planting to improve runoff / erosion and the appearance of the exposed bank. Stabilisation work provides further opportunity for the inclusion of a cultural narrative design feature.
- Sewer pump-station
- ⋯ Existing structure to be removed / being removed by SDC
- Shelter.
- Seating / furniture

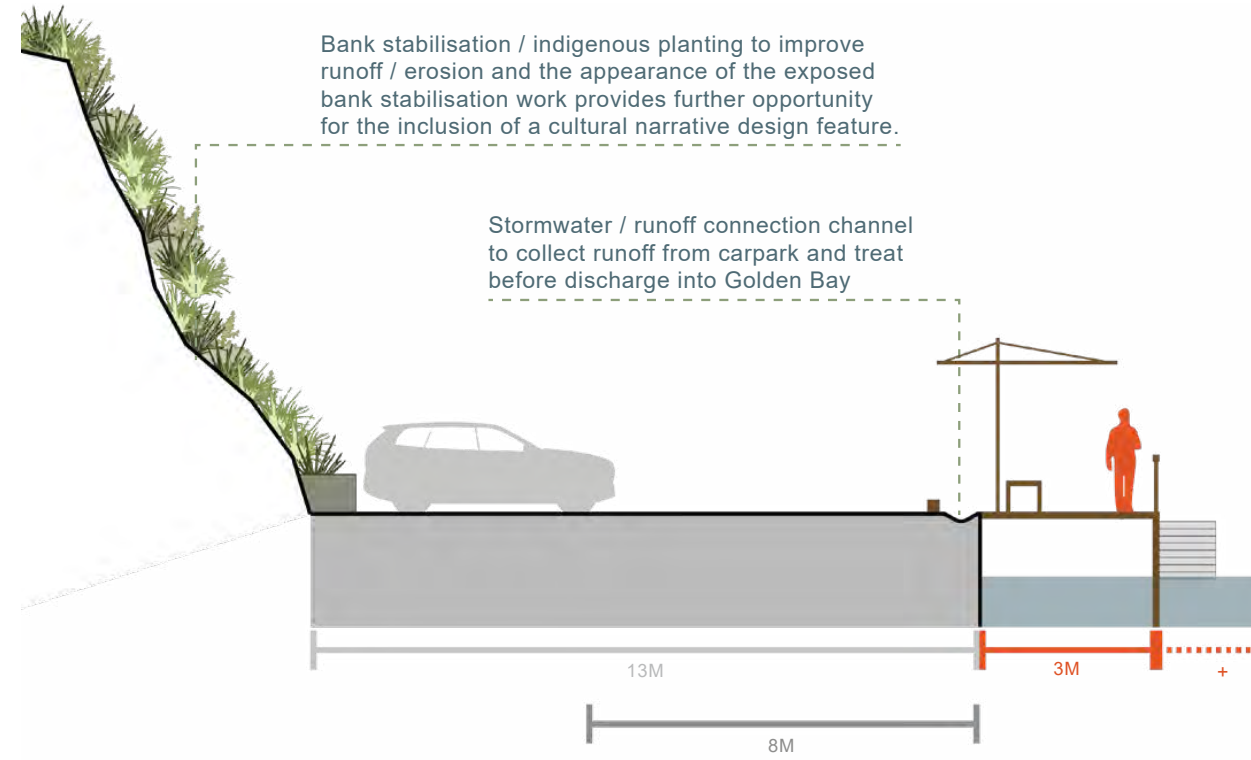
CHARACTER IMAGERY



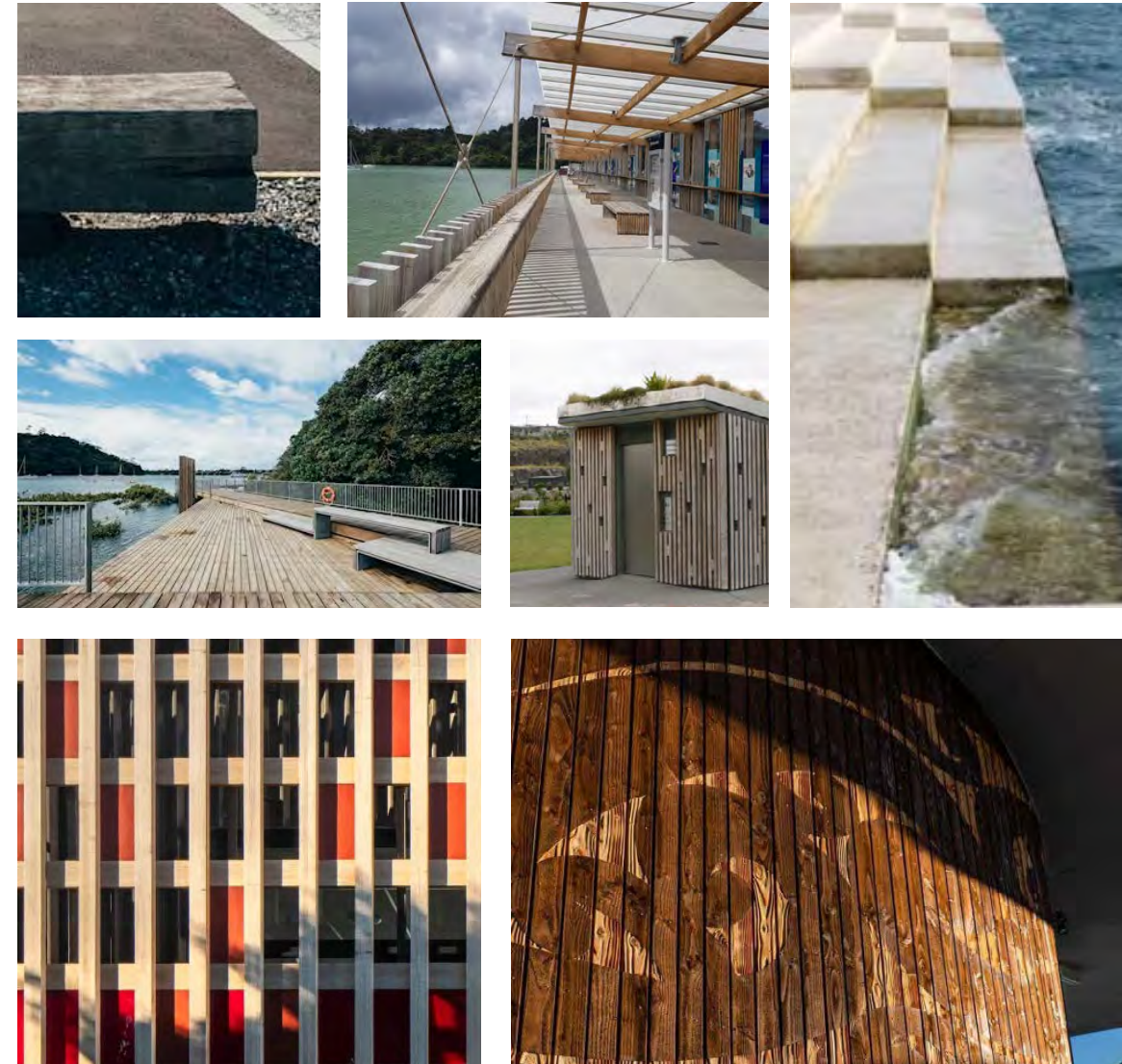
*The duration and enforcement of parking at Golden Bay is being reviewing and updated as part of a SDC district wide Parking By-law review.

FINAL VERSION FOR APPROVAL

SECTION EE EMBARKING AREA CROSS SECTION



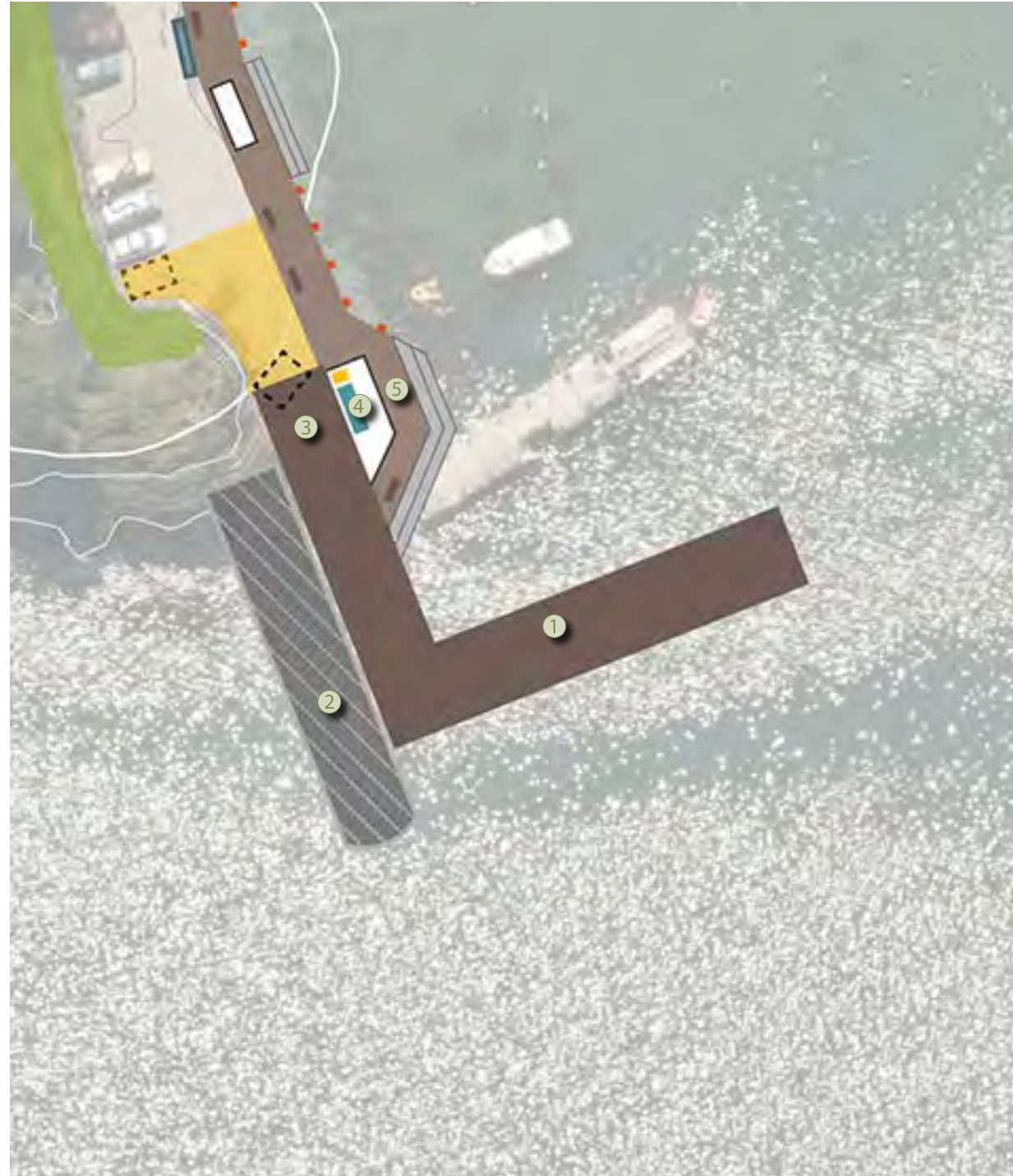
CHARACTER IMAGERY



MASTERPLAN - PREFERRED IDEA

FINAL VERSION FOR APPROVAL

STAGE 05: WHARF



The scope of the Golden Bay Masterplan does not include design of a new wharf structure, however it does consider ideas for infrastructure and elements that may need to be included in a future design.

It is noted that the future wharf structure design must be appropriate for modern vessels.

LEGEND

- ① New wharf structure*
- ② New / extended breakwater*
- ③ 3.5M wide clear vehicle access space onto wharf.
- ④ Combined shelter / fit for purpose W/C, waste pump facilities for visiting vessels and waste and recycling space.
 - Integration of cultural narrative through design features and interpretation signage and material
 - Interpretation including regarding history and importance of site
 - Include allowance for services to the wharf potable water, power supply and sewer connection back to existing pump station
- ⑤ Extend embarkation / recreation space and improve access to moana / water**

*** WHARF AND BREAKWATER SUBJECT TO FUTURE DESIGN. SPATIAL LAYOUTS INDICATIVE ONLY.**

Based on concept option 2 by WSP for Southland District Council.
 Project: Southland District Council - Golden Bay Wharf Replacement Options. 2018. 6-VN102.00

** Potentially include fish filleting / cleaning facilities: To be accompanied by information regarding Golden Bay Wharf's water taxi link to Ulva Island (predator free), and appropriate information of bio-security measures.



CHARACTER IMAGERY



MASTERPLAN - PREFERRED IDEA

EXISTING VIEW

The artists impression shows the potential changes and minimised visual impact at Golden Bay from the elements proposed in the preferred idea.

The view is from Observation Rock



FINAL VERSION FOR APPROVAL

ARTIST IMPRESSION



MASTERPLAN - PREFERRED IDEA

RECOMMENDATIONS AND NEXT STEPS

- Proceed with a staged approach to delivery of the elements described in the Masterplan
- Implementation of Stage 1 and the upgraded car park space at Traill Park is considered a suitable first stage, that can be advanced more readily than other components of the Masterplan
Implementation of the car park at Traill Park will assist in providing initial relief on demand of parking at Golden Bay
- A survey or count of cars parked (and the duration they park for) at Golden Bay and in the access road would assist future management and enforcement of parking as well as informing future detailed design of the 'Embarking Area'.
A survey could include manual counts, an appropriate camera system or traffic counter.
- Confirm funding allowances for the Masterplan within the SDC Long Term Plan, and then assess and plan for applications or approaches to other funding options to progress future stages of the Masterplan. Detailed design documentation, resource and building consents will likely be required to progress implementation of elements of Stage 1 and Stages 2 to 5.
- The Golden Bay Masterplan should be read in conjunction with cost estimates prepared by WT Partnership.

FINAL VERSION FOR APPROVAL



About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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Chairperson's Report

Record no: R/26/1/1235
Author: Rachael Poole, Committee advisor
Approved by: Kirsten Hicks, Committee advisor
Report type: Information

Purpose

- 1 The purpose of this report is for the chair to update the board on activities they have been involved with since the previous meeting.
- 2 Board members are also able to provide an update on any recent events and issues of relevance and interest to the community board.

Staff recommendations

That the Stewart Island/Rakiura Community Board:

- a) notes the information contained in the report.

Chairperson update

Discussion on progress on the following matters:

- boat park
- energy/electricity
- Butterfield Beach
- Leonard Street traffic calming
- Predator Free Rakiura update
- Traill Park
- Car park bylaw update
- Golden Bay walking track
- Stewart Island News article
- parking enforcement
- mowing
- next meeting – Thursday 11 June 2026, 9.45am at the Stewart Island Pavilion, Ayr Street, Oban.

Attachments

There are no attachments for this report.