



# Agenda

## Tuatapere Te Waewae Community Board

Tuesday, 14 April 2026, 3.30pm

Waiiau Town and Country Club, 41 King Street, Tuatapere



Chairperson  
Deputy chairperson

Anne Horrell  
Blayne De Vries  
Derek Chamberlain  
Lynette Chambers  
Wayne Edgerton  
Marilyn Parris  
Don Byars

Councillor

# 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"> <li>• appoint a chairperson and deputy chairperson</li> <li>• represent, and act as an advocate for, the interests of its community</li> <li>• consider and report on all matters referred to it by the territorial authority, or any matter of interest or concern to the board</li> <li>• maintain an overview of services provided by the territorial authority within the community</li> <li>• prepare an annual submission to the territorial authority for expenditure within the community</li> <li>• communicate with community organisations and special interest groups within the community</li> <li>• undertake any other responsibilities that are delegated to it by the territorial authority.</li> </ul>

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"> <li>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</li> <li>f) provide support to the development of community plans for a civil defence emergency and the recovery afterwards.</li> </ul>
DELEGATIONS	<p>In exercising the delegations the boards will operate within:</p> <ul style="list-style-type: none"> <li>a) policies, plans, standards or guidelines that have been established and approved by Council</li> <li>b) the needs of the local communities</li> <li>c) the approved budgets for the activity.</li> </ul> <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><b>Community wellbeing</b></p> <ul style="list-style-type: none"> <li>a) develop local strategies to improve areas of wellbeing (where a need has been identified)</li> <li>b) to develop local community outcomes that reflect the desired goals for their community or place.</li> </ul> <p><b>Community board plans</b></p> <ul style="list-style-type: none"> <li>a) Regularly review and update the community board plan to keep the plan relevant.</li> </ul> <p><b>Decisions on locally funded assets and services</b></p> <ul style="list-style-type: none"> <li>a) accept donations of a local asset (e.g. a gas barbeque, park bench, etc) with a value of less than \$30,000</li> <li>b) approve project definitions or business cases for approved budgeted capital expenditure up to \$300,000.</li> </ul> <p><b>Unbudgeted expenditure</b></p> <ul style="list-style-type: none"> <li>a) approve unbudgeted operating expenditure for local activities of up to \$20,000</li> <li>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</li> <li>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.</li> </ul> <p><b>Leases and licenses</b></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"> <li>a) accept the highest tenders for rentals more than \$10,000</li> <li>b) approve the preferential allocation of leases and licenses where the rental is \$10,000 or more per annum.</li> </ul> <p><b>Community spaces and roads</b></p>

	<ul style="list-style-type: none"> <li>a) authority to decide upon requests from the community, regarding names of open local spaces and the placement of structures and commemorative plaques.</li> <li>b) authority to decide on the name of public roads, private roads and rights of way</li> </ul> <p><b>Community assistance</b></p> <ul style="list-style-type: none"> <li>a) establish a system for prioritising allocations, based on criteria provided by Council</li> <li>b) grant funds from the Community Partnership Fund</li> <li>c) allocate bequests or grants generated locally, consistent with the terms of the bequest or grant fund.</li> </ul> <p><b>Northern Southland development fund</b></p> <ul style="list-style-type: none"> <li>a) the Northern board can make decisions regarding funding applications to the Northern Southland development fund.</li> </ul>
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><b>Matters that are not delegated</b></p> <p>Council has not delegated to boards the power to:</p> <ul style="list-style-type: none"> <li>a) make a rate or bylaw</li> <li>b) acquire, hold or dispose of property</li> <li>c) direct, appoint, suspend or remove staff</li> <li>d) engage or enter into contracts and agreements and financial commitments</li> <li>e) institute an action for recovery of any amount</li> <li>f) issue and police building consents, notices, authorisations and requirements under acts, statutes, regulations, bylaws and the like;</li> <li>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.</li> </ul>
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><b>District activities include:</b></p> <ul style="list-style-type: none"> <li>a) community leadership at a district level (including district community grants)</li> <li>b) wastewater</li> <li>c) waste services</li> <li>d) water supply</li> <li>e) stormwater</li> <li>f) district <b>funded</b> open spaces (parks and reserves)</li> <li>g) roading</li> <li>h) district community services (library services, cemeteries, community housing and heritage/culture)</li> <li>i) district community facilities (public toilets, library buildings, offices and amenity buildings)</li> <li>j) environmental services (building services, resource management, environmental health, animal services, emergency management)</li> <li>k) corporate support services</li> </ul> <p><b>Local activities include:</b></p> <ul style="list-style-type: none"> <li>a) community leadership at a local board level (including local community grants)</li> <li>b) local community facilities (halls, community centres and other amenity buildings) within Council's activity management plans for community facilities</li> <li>c) water facilities (boat ramps, wharves, jetties and harbour facilities)</li> <li>d) locally <b>funded</b> open spaces (parks and reserves, playgrounds and streetscapes)</li> <li>e) parking limits, footpaths and streetlights</li> <li>f) Te Anau/Manapouri Airport (for the Fiordland Community Board)</li> <li>g) Stewart Island Electricity Supply Authority (SIESA) (for the Stewart Island/Rakiura Community Board)</li> </ul> <p><b>Levels of service</b> 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 Tuatapere Te Waewae Community Board Meeting held on 03 February 2026.

Confidential Minutes of the Tuatapere Te Waewae Community Board Meeting held on 03 February 2026.

[Minutes](#) of the Extraordinary Tuatapere Te Waewae Community Board Meeting held on 09 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](http://www.southlanddc.govt.nz) or phoning 0800 732 732 .

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8.6	Chairperson's Report	97

9 Public excluded reports

Exclusion of the public 99

9.1 Community facilities contracts 99

10 Closure

The chair will close the meeting.

## Summary of reports

	Report name	Purpose	Report type	Page
8.1	Proposal for Monkey Island shelter	The purpose of this report is to provide the Tuatapere Te Waewae Community Board with a proposal for the refurbishment of the shelter at Monkey Island, Orepuki. The shelter refurbishment forms part of Project P-10842: Monkey Island - Shelter Area Development (Stage 2).	Recommendation	23
8.2	Lease of 50 Main Road, Tuatapere to Lions Club	For the Tuatapere Te Waewae Community Board to provide feedback on the request of the Tuatapere District Lions Club Incorporated for a deed of lease to be issued to them for the Council owned land at 50 Main Road, Tuatapere on which the Tuatapere pipe band hall sits.	Information	45
8.3	Financial review for period ended 28 February 2026	The purpose of this report is to review the Tuatapere Te Waewae Community Board financial information for the period ended 28 February 2026 (contained within attachment A).	Information	65
8.4	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	73
8.5	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	83
8.6	Chairperson's Report	The purpose of this report is for the chair to update the board on activities they have been involved with since the previous meeting.	Information	97

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

## Tuatapere Te Waewae Community Board

03 February 2026, 3.53pm.

Waiau Town and Country Club, 41 King Street, Tuatapere

### PRESENT

Chairperson	Anne Horrell
Deputy chairperson	Blayne De Vries
Members	Derek Chamberlain
	Wayne Edgerton
	Marilyn Parris
Councillor	Don Byars

### APOLOGIES

Lynette Chambers

### IN ATTENDANCE

Community partnership leader	Stella O'Connor
Committee advisor	Rachael Poole

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1 Opening

The Chairperson opened the meeting.

2 Apologies

An apology for non attendance was received from Lynette Chambers.

Moved Blayne De Vries/Marilyn Parris

Resolved:

That the Tuatapere Te Waewae Community Board accept the apology.

Carried.

3 Leave of absence

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 Derek Chamberlain/Blayne De Vries

That the Tuatapere Te Waewae Community Board confirms the minutes of the meeting held on 2 December 2025 as a true and correct record of that meeting.

Carried

7 Public participation

There was no public participation.

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## Reports

### 8.1 Community board reporting

Record No: R/26/1/1676

Report presented by Community partnership leader, Stella O'Connor

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.

- Mobile book bus returned to Orepuki and the residents were very excited and grateful.
- Tunatuna pump track is here until 25 February and then will move to Manapouri.
- Greenheart Reserve survey, majority supported the masterplan
- Orepuki Water Tower restoration has been completed.

Resolved

Moved Marilyn Parris/Wayne Edgerton

That the Tuatapere Te Waewae Community Board:

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

Carried

### 8.2 Chairperson's Report

Record No: R/26/1/1102

Chair Horrell presented this report.

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 provided the following updates:

- Borland Lodge is going well and getting ready for the school season.
- Orepuki Promotions have their AGM next week, are hosting up to 400 scooters this month.
- HumpRidge Track company have held their AGM
- Waiau Town & Country Club are holding a big three competition
- Waiau Star Rugby Club are hosting the Lamingtons Team in March and seniors have started their training
- Social tennis season going well
- Tuatapere Golf Club have two events this year – Waitangi Day tournament and Pro Am

- Schools are back this month
- Netball Club have held their AGM and starting trials
- Rural women are assisting with dog trials and the New World Sausage event
- Swimming club back next week and have a Swimathon happening soon.

Resolved

Moved Chair Anne Horrell/Cr Don Byars

That the Tuatapere Te Waewae Community Board:

- a) notes the information contained in the report.

Carried

### 8.3 Councillor update

Record No: R/26/1/2979

Councillor Byars presented this report.

This report is to provide the community board an overview of the matters that have been considered at Council and Finance and Assurance Committee meetings from 13 November 2025 to 28 January 2026.

Resolved

Moved Derek Chamberlain/Wayne Edgerton

That the Tuatapere Te Waewae Community Board:

- a) notes the information contained in the report.

Carried

Public excluded

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

Resolved

Moved Blayne De Vries/Marilyn Parris

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

9.1 Community service award nomination - September 2025 – confidential

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
Community service award nomination - September 2025 - confidential	s7(2)(a) - the withholding of the information is necessary to protect the privacy of natural persons, including that of a deceased person.	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 4.59pm.

The meeting closed at 5.17pm.

Confirmed on:

Signed:



# Minutes

## Extraordinary Tuatapere Te Waewae Community Board

Monday, 9 March 2026, 10.41am.

Tuatapere RSA Hall lounge, 61 Main Road, Tuatapere

### PRESENT

Chairperson	Anne Horrell Derek Chamberlain Lynette Chambers Wayne Edgerton Marilyn Parris Councillor Don Byars
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### APOLOGIES

Blayne De Vries

### IN ATTENDANCE

Committee advisor	Rachael Poole
Community partnership leader	Stella O'Connor

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1 Opening

The Chairperson opened the meeting.

2 Apologies

An apology for non-attendance was received from Blayne De Vries.

Resolved

Moved Marilyn Parris/Derek Chamberlain

That the Tuatapere Te Waewae Community Board accept the apology.

Carried

3 Leave of absence

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 Public participation

Brian McGrath spoke to the board about Aropaki Reserve, also known as Grandview Terrace Reserve and the desire of residents to have some sort of management plan created for this area as it is frequently being used by locals and tourists.

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## Reports

### 7.1 Offer to gift the Orepuki fire fighting water tanks property to Council

Record No: R/26/3/101573

Report presented by Manager property services, Kevin McNaught

The purpose of the report was to consider a request from the Orepuki Volunteer Fire Brigade to gift to Council the property at Orepuki containing the three firefighting water storage tanks.

Resolved

Moved Wayne Edgerton/Derek Chamberlain

That the Tuatapere Te Waewae Community Board:

- a) notes the information contained in the report.
- b) notes that the matter or decision in this report is assessed as some importance based on Council's Significance and Engagement Policy . On this basis no community engagement other than the boards position is recommended.
- 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 that the gift of the land at 35 Oldham Street Orepuki, contained in record of Title SL9C/667, offered by the Orepuki Volunteer Fire Brigade to Council be accepted.

Carried

The meeting closed at 11.05am.

Confirmed on

Signed:

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## Proposal for Monkey Island shelter

Record no: R/26/4/110116  
Author: Stella O'Connor, Community partnership leader  
Approved by: Sam Marshall, Group manager customer and community wellbeing  
Report type: Recommendation

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### Purpose

- 1 The purpose of this report is to provide the Tuatapere Te Waewae Community Board with a proposal for the refurbishment of the shelter at Monkey Island, Orepuki. The shelter refurbishment forms part of Project P-10842: Monkey Island - Shelter Area Development (Stage 2).

### Staff recommendations

That the Tuatapere Te Waewae Community Board:

- a) notes the information contained in the report.
- b) notes that the matter or decision in this report is assessed as being based on Council's Significance and Engagement Policy and therefore appropriate engagement has already occurred.
- 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 the proposal for the Monkey Island shelter refurbishment scope and associated indicative estimate of \$112,000 noting the exclusion of the internal and external plastering.
- e) delegates the chair and deputy chair to make any further recommendations on scope or budget changes associated with the Monkey Island shelter on behalf of the Tuatapere Te Waewae Community Board.

### Executive summary

- 2 Following Council's decision not to proceed with a full rebuild of the Monkey Island shelter, further engagement identified strong support for retaining and repairing the existing shelter.
- 3 Engineering assessments confirm the structure is sound, allowing for a reduced, cost effective refurbishment focused on roof replacement, earthquake strengthening, timber renewal, and internal improvements. The revised shelter proposal is estimated at approximately \$108,000 and includes optional extras like a new water tank and pump, internal and external plastering, foot wash, and surrounding site concrete works, while avoiding the need for an archaeological authority. The architect has indicated this is a high estimate and significant savings can be made by removing the \$25,000 plaster finish. In addition to the shelter repair costs, further expenses will be incurred for design, engineering, and council consent fees. These are estimated at \$14,950, and a 15% contingency is recommended. In summary these indicative estimates add up to approximately \$140,000 or approximately \$112,000 excluding the internal and external plaster finishes as requested at the public meeting held on the 24th of March.

- 4 The Tuatapere Te Waewae Community Board is requested to consider the proposal and whether to recommend it to Council for approval and progression.

## Context

- 5 The Monkey Island redevelopment project has aimed to enhance the site's functionality and appeal by replacing deteriorated infrastructure with modern, durable facilities.
- 6 Stage one, which involved the construction of two new toilet blocks, was completed in 2021 after pandemic related delays. Stage two was to focus on replacing the shelter with a new design that incorporates robust, environmentally appropriate materials and respects the site's archaeological and cultural significance.
- 7 Recognising the significant cultural and historical importance of the site, staff submitted an archaeological authority application in late 2020 to Heritage New Zealand Pouhere Taonga (HNZPT). The application was approved, with the condition that work must commence by 20 May 2025. Should this deadline not be met, a reapplication will be required to proceed with the project.
- 8 As part of the 2021–2031 and 2024–2034 Long Term Plan, funding was allocated for Stage 2 over two financial years (2022/2023) \$51,500 and (2024/2025) \$400,000. This funding was designated for the demolition of the existing structure and the construction of a new simple shelter utilising durable and environmentally appropriate materials and the surrounding landscaping.
- 9 The project faced challenges, including delays and budget escalations, leading to mixed community feedback. A proposed scope was presented to Council on 11 December 2024 and during discussion, Council arrived at the decision to decline the request for the approval to proceed with the new rebuild and that staff ensure that engagement with Iwi and the community is undertaken on the revised proposal.
- 10 Subsequent engagement with local community through surveys and community meetings has led to revised plans to repair the shelter which will be less costly and not require an archaeological authority application. The proposed refurbishment plans have been presented to both the community board and local community for feedback before being finalised.
- 11 The proposed shelter refurbishment focuses on retaining and restoring the existing concrete structure, which engineering assessments have confirmed is sound and reinforced. Works will include complete removal and replacement of the roof, with new timber beams, rafters, and brackets installed and roof spans reduced to lessen structural load on the front concrete pillar. Earthquake strengthening will be achieved through installation of a braced plywood diaphragm and associated upgrades to meet current safety and compliance standards. All existing timber elements will be replaced with new compliant materials, while concrete walls will remain largely unchanged, with patching and repair preferred over full replastering in line with community feedback. Internal improvements include new built in seating, refreshed changing rooms with new doors and seating, and a non-slip epoxy floor coating. A new water tank and solar pump are proposed, along with an optional low-cost cold water footwash facility for sand removal.
- 12 Future discussions will be progressed separately and will focus on broader site improvements, including improved carpark definition, management of coastal erosion along the frontage, landscaping, and the installation of bollards beside the shelter.

## Discussion

- 13 The scope of the shelter refurbishment has now been significantly reduced and, unlike a full replacement, will not require a costly archaeological authority application, full demolition, or remedial landscaping, due to the changes to the site and building works.
- 14 A full replacement of the shelter at the same size is estimated to cost \$160,000 and this cost does not include a new water tank and pump, foot wash, or surrounding concrete site works. In addition, a new build would also incur higher costs for design, engineering, and council consent compared with the proposed repair works (that are not included in the \$160,000 figure).
- 15 The indicative estimate of \$108,000 also allows for \$25,000 in costs associated with full internal and external plaster finishing and repairs. Community feedback has expressed strong support for a patch and repair approach instead of full replastering, which will result in a significantly lower overall cost.
- 16 The architect has indicated this is a high estimate and the use of local trades and some potential community involvement may reduce costs further, while still using licensed professionals.
- 17 There has been strong community support for the revised, practical approach from both the board and Orepuki locals who have expressed appreciation for listening and responding to feedback.
- 18 The shelter is recognised as an important long term asset for local families and visitors.





### Options

- 19 The following reasonably practicable options have been identified and assessed in this report:
- Option 1 - recommend to Council the proposal for the Monkey Island shelter refurbishment
  - Option 2 - not recommend the proposal for Monkey Island shelter refurbishment

### Recommended option:

- 20 The Tuatapere Te Waewae Community Board is being asked to recommend the proposal of works for the Monkey Island shelter refurbishment. Whilst this project is district funded it is a key area for the community board, their ratepayers and the many visitors to Monkey Island.

### Option 1 – recommend to Council the proposal for the Monkey Island shelter refurbishment

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>• enables the project to move forward</li> <li>• supports the refurbishment of a much-needed, durable, and environmentally appropriate shelter, enhancing the site’s functionality and appeal</li> <li>• the cost to repair and refurbish is significantly cheaper than to demolish and build new and less complex with not requiring archaeology authority</li> <li>• demonstrates a commitment to delivering on previously communicated plans, maintaining community trust and credibility</li> </ul>	<ul style="list-style-type: none"> <li>• refurbishing and enhancing the shelter may result in ongoing maintenance and operational costs for Council that need to be accommodated in future budgets.</li> </ul>

Option 2 – not recommend the proposal for Monkey Island shelter refurbishment

Advantages	Disadvantages
<ul style="list-style-type: none"> <li>retain funding capacity for other priorities.</li> </ul>	<ul style="list-style-type: none"> <li>the revised proposal directly reflects community feedback from earlier engagement. Not recommending it may undermine trust and discourage future participation</li> <li>rejecting the proposal risks the loss of a valued community facility and may lead to higher future remediation costs.</li> </ul>

Legal considerations

- 21 Expenditure must align with Council’s Long Term Plan and a building consent will be required for the refurbishment works.

Strategic alignment

**Strategic direction**

- 22 The proposal aligns with Southland District Council’s strategic direction and Long Term Plan by renewing an existing community asset in a cost effective and fit for purpose manner.
- 23 It also supports the Tuatapere Te Waewae Community Board Plan by responding directly to local feedback and enhancing a widely used recreational facility for the benefit of residents and visitors.

**Policy and plan consistency**

- 24 No inconsistencies identified.

Financial considerations

- 25 The estimate for the shelter refurbishment is \$108,000. This includes extras like a new water tank and pump, internal and external plastering, an optional foot wash, and site concrete works.
- 26 In addition to the shelter repair costs, further expenses will be incurred for design, engineering, and council consent fees. These are estimated at \$14,950, and a 15% contingency is recommended.
- 27 The estimate also allows for \$25,000 for full internal and external plaster finishing and repairs. However, community feedback has shown strong support for a patch and repair approach rather than full replastering, which would significantly reduce the overall cost. If the \$25,000 for plastering is removed an additional amount of \$1500 would be added in for patching and repairs to give a total estimate of \$112,000.
- 28 The refurbishment works outlined in this report form part of the approved 2025/2026 budget of \$386,810 for Project P 10842 – Monkey Island Shelter Area Development (Stage 2). The remaining budget is available for broader site improvements, including improved definition of the car park, management of coastal erosion along the site frontage, landscaping works, and the installation of bollards adjacent to the shelter. The delivery and scope of these works will be subject to further investigation, future discussions, and community engagement.

### Significance assessment

- 29 The decision to approve the proposal for the Monkey Island shelter refurbishment is considered a matter of moderate significance in accordance with Council’s Significance and Engagement Policy. This is because the proposal involves investment in an existing community asset with localised impacts and has generated community interest, but does not introduce a new activity, materially change land use, or have district-wide implications. Appropriate engagement has already occurred through targeted community meetings, with feedback directly informing the revised proposal, and ongoing engagement will continue through reporting to the Tuatapere Te Waewae Community Board and liaison with the local community; therefore, formal consultation under the Local Government Act 2002 is not required.

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

- 30 Community engagement for the Monkey Island shelter refurbishment has been undertaken through targeted engagement with the local community and the Tuatapere Te Waewae Community Board. Feedback from earlier community meetings indicated a strong preference for retaining and refurbishing the existing shelter rather than demolishing and rebuilding it, and this feedback directly informed the revised proposal.
- 31 Ongoing engagement will continue through community board reporting and liaison with local residents and stakeholders as the project progresses through detailed design and delivery, ensuring the community remains informed and involved at appropriate stages.
- 32 Mana whenua have been kept informed of the project direction, including the proposal to retain and refurbish the existing shelter, and engagement will continue as the project progresses.

### Climate change considerations

- 33 Climate change impacts have been considered, with the proposed refurbishment prioritising retention and strengthening of an existing asset to reduce emissions associated with demolition and rebuild. The works will improve durability and resilience to coastal conditions and extend the shelter’s service life.

### Risk and mitigations

- 34 Key risks include potential cost escalation and project delays; these will be mitigated through early cost verification, detailed design prior to tender, and use of Council procurement processes.

### Next steps

- 35 If the Community Board recommend approval of the proposal, the project will be progressed to Council for consideration and approval, following which consenting, and procurement processes will be undertaken in accordance with Council requirements.

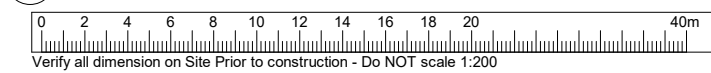
### Attachments

- A Monkey Island Shelter Plans [↓](#)



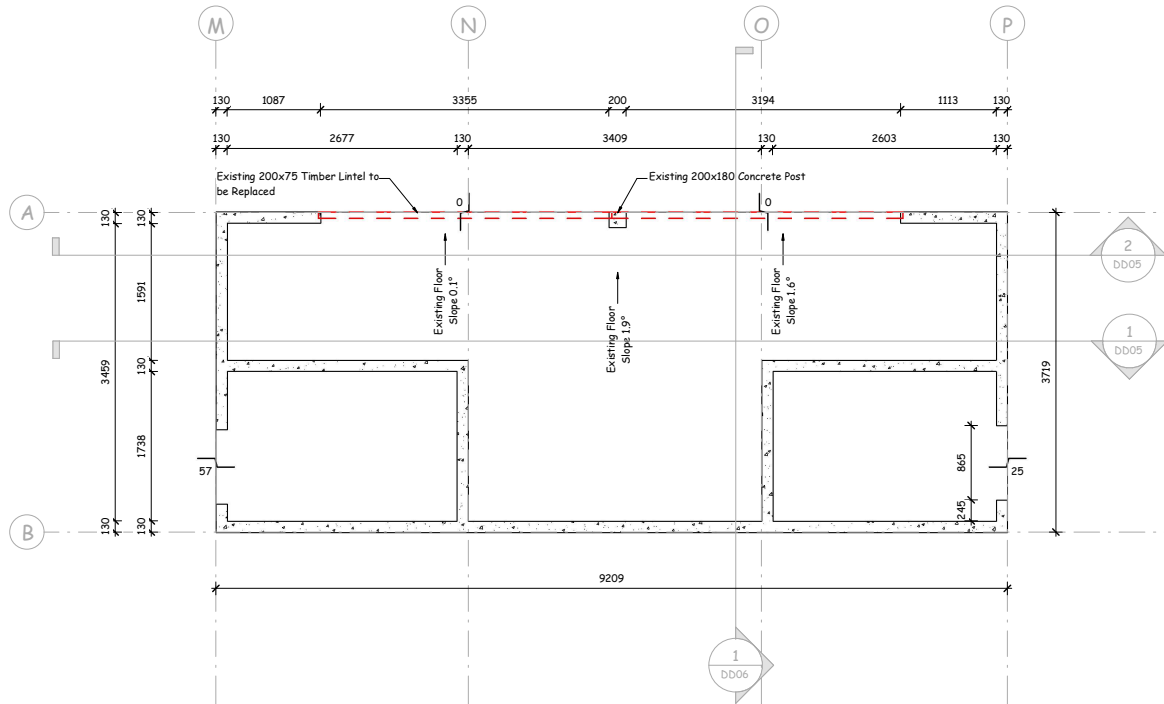


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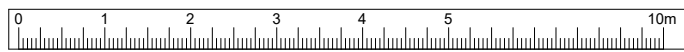
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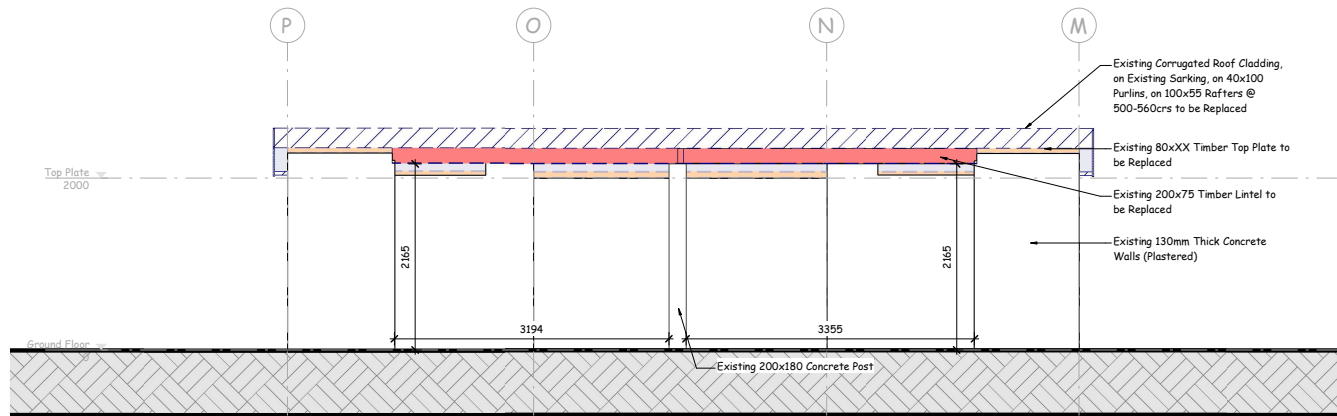
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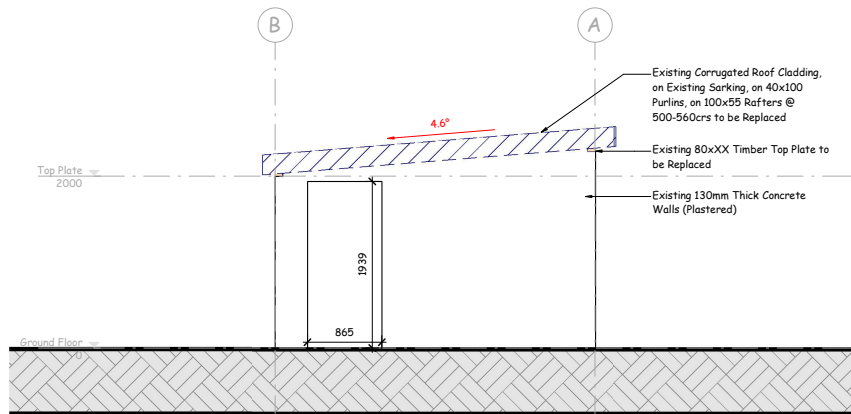
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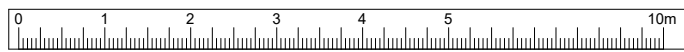
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**2 Existing East Elevation**  
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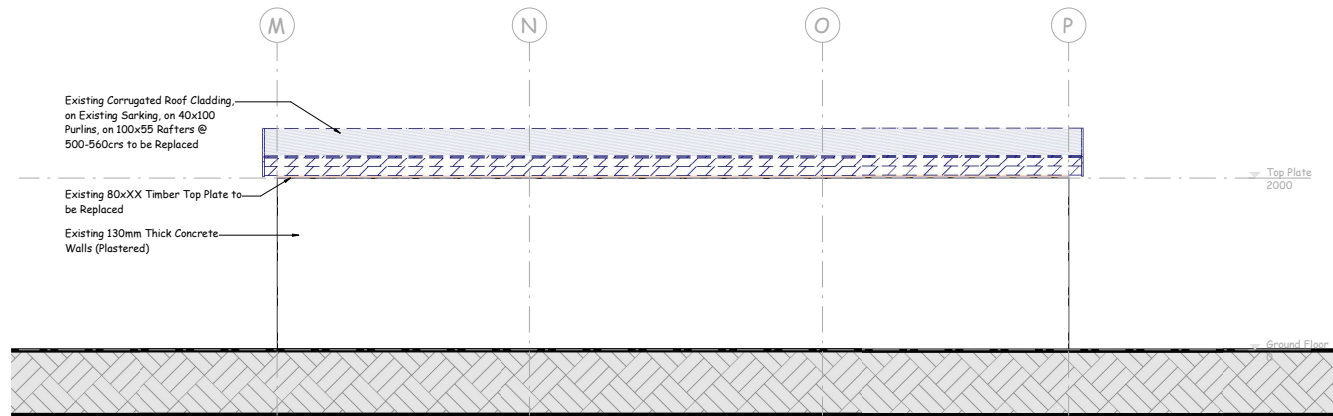
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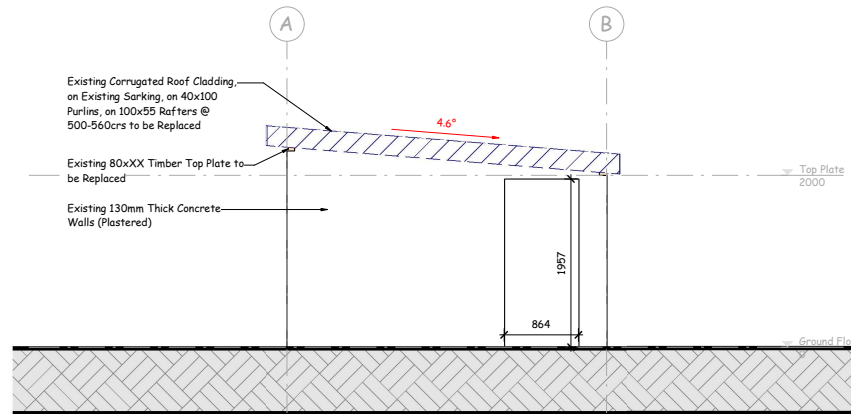
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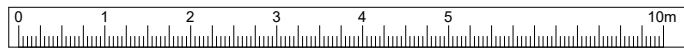


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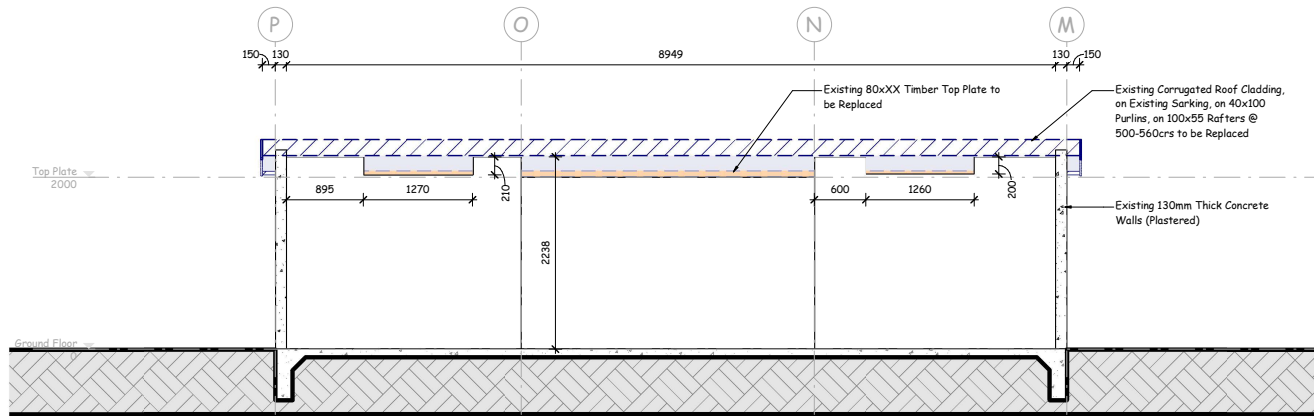
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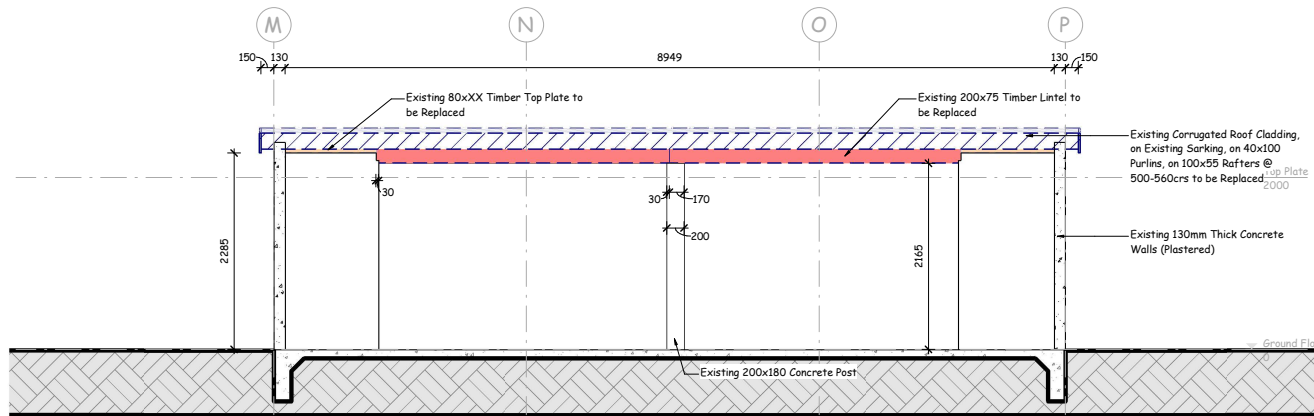
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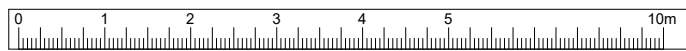


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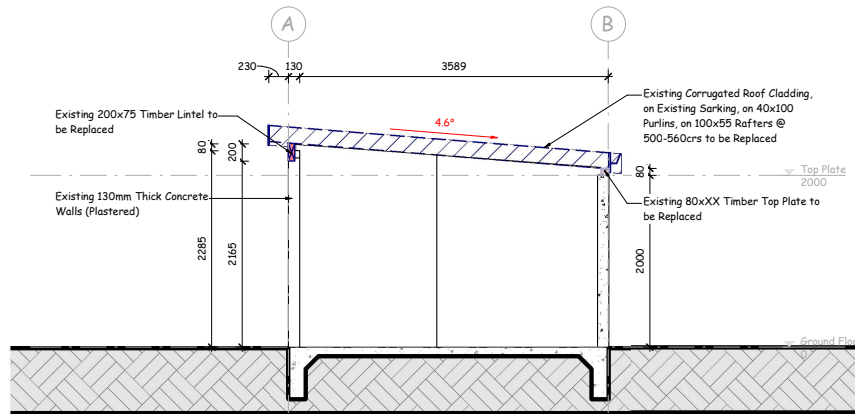


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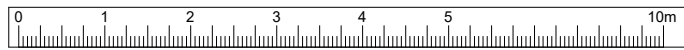
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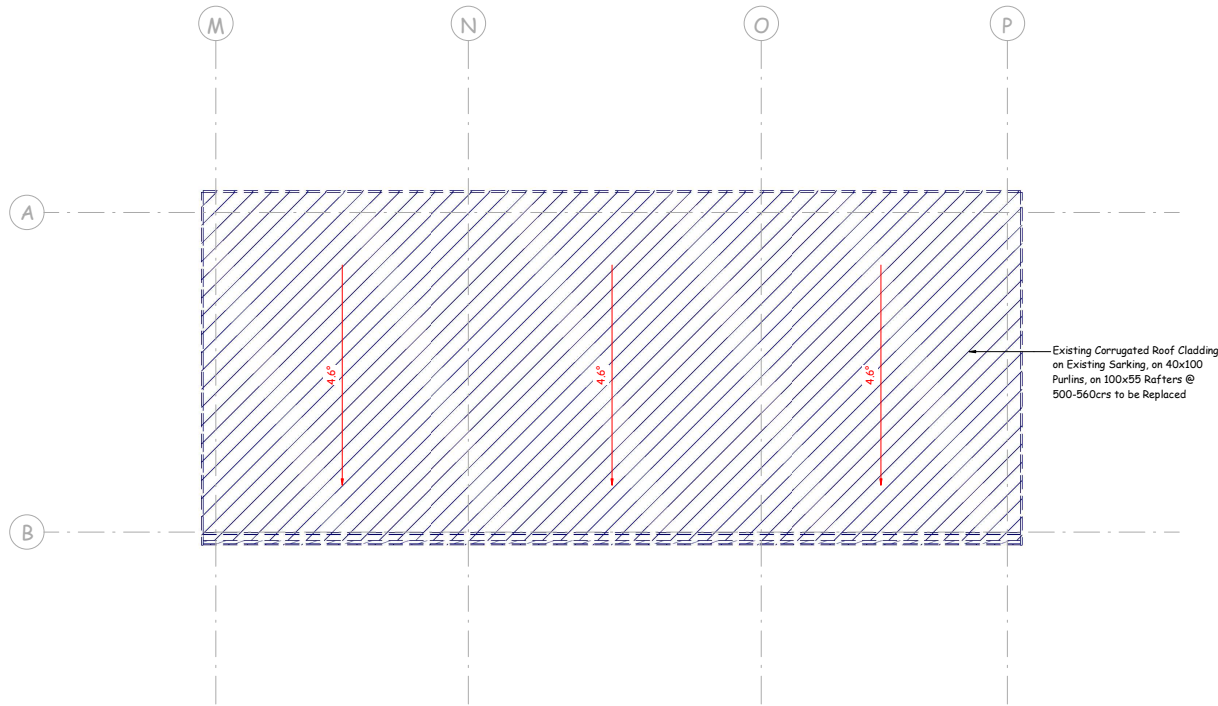


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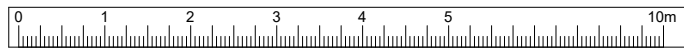
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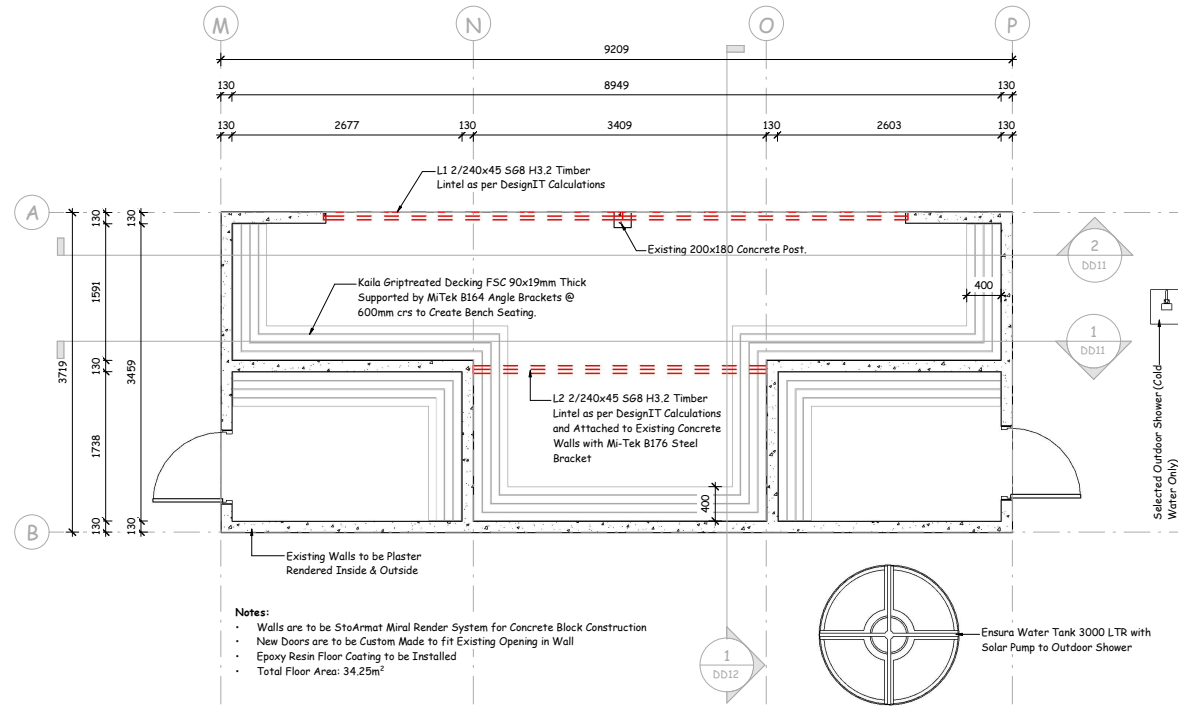


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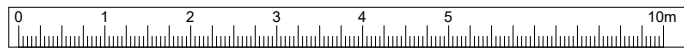
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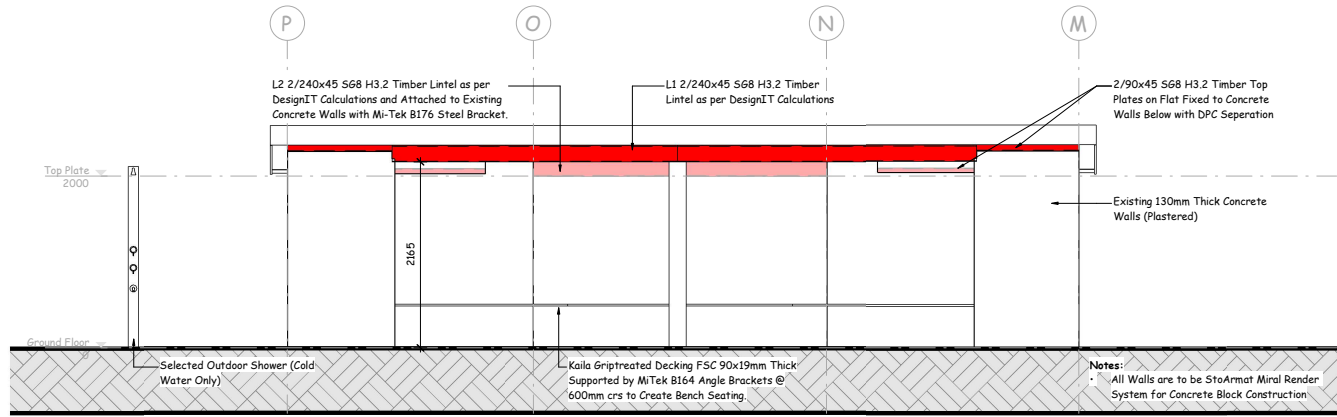
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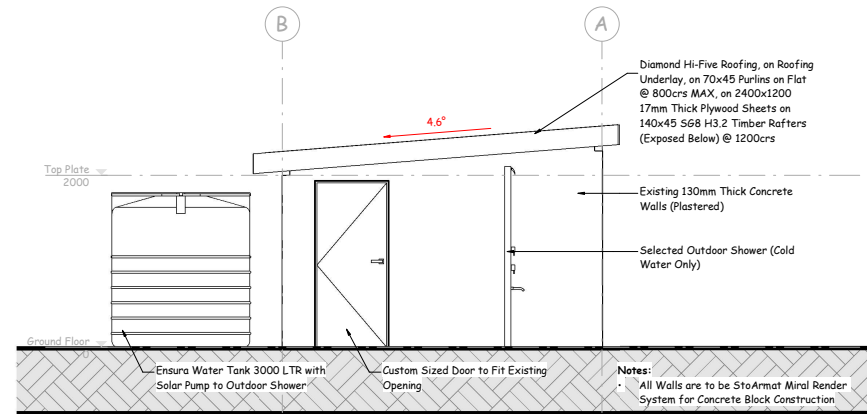
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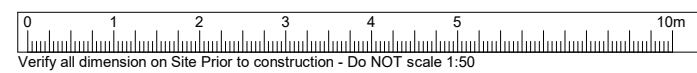


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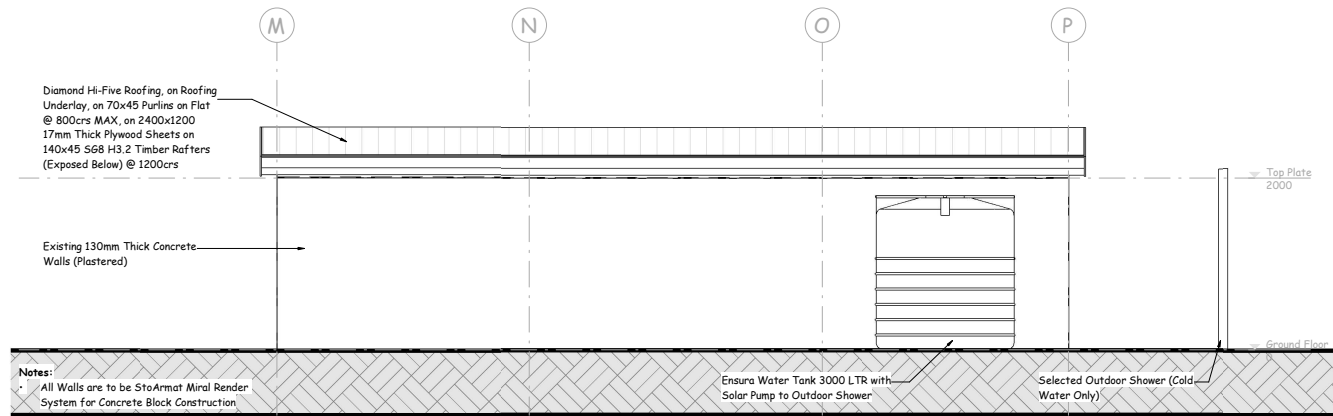
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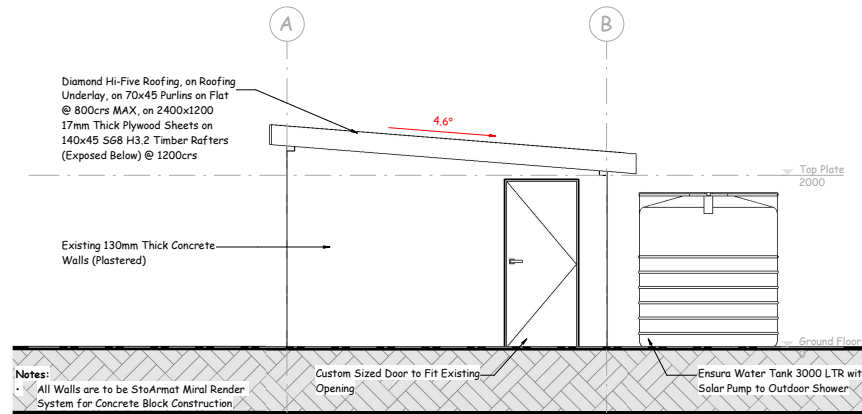


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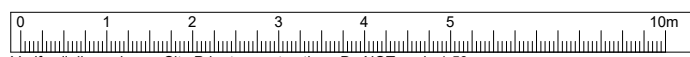


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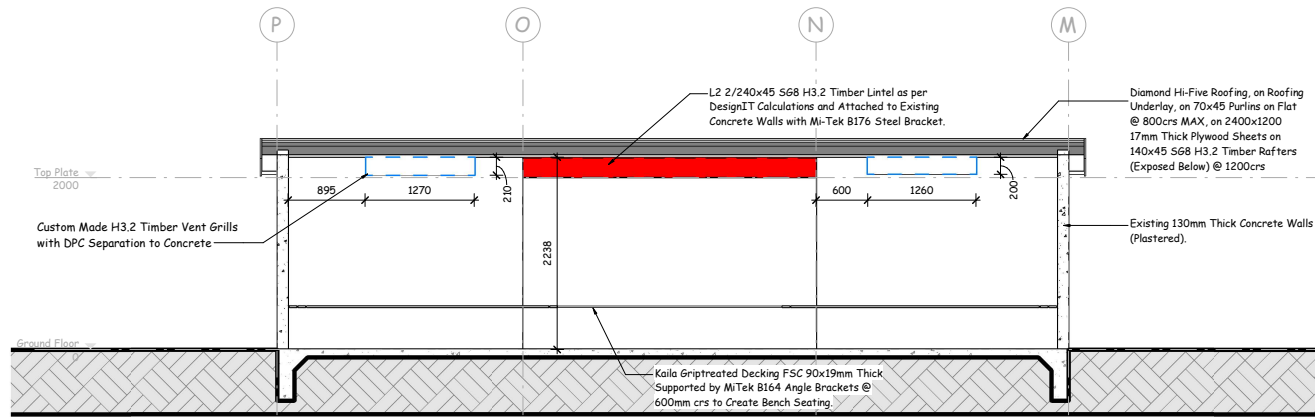
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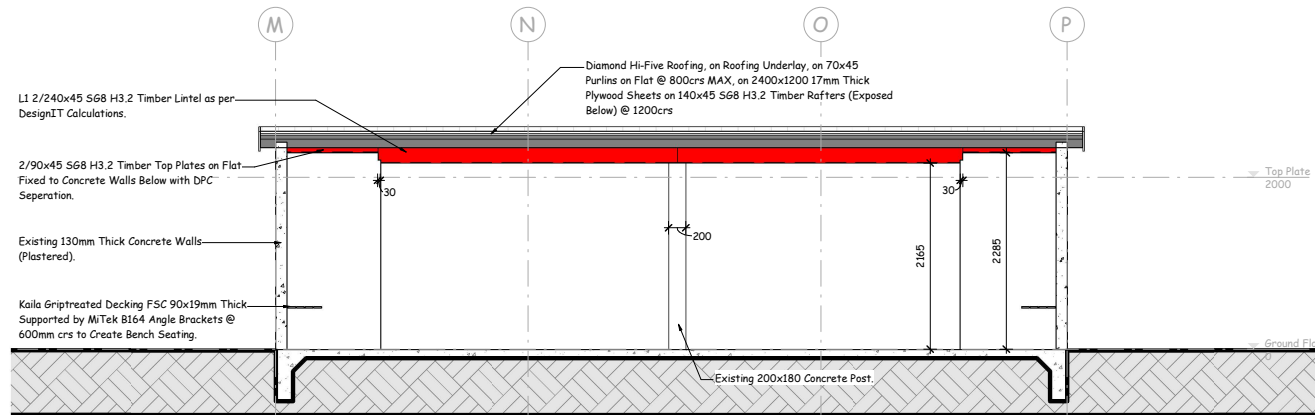
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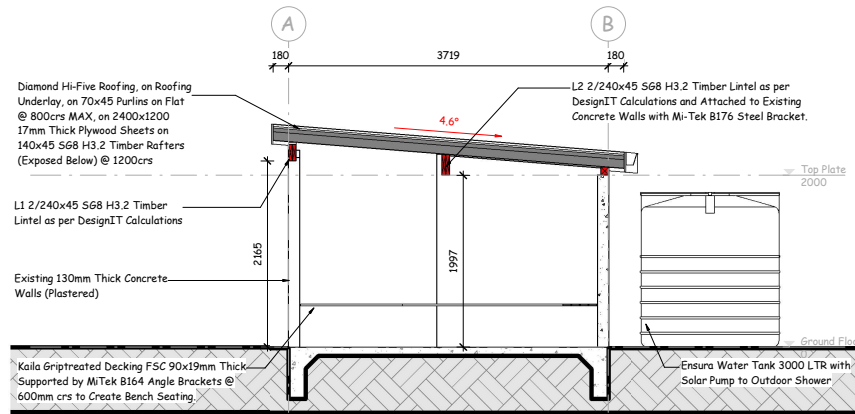


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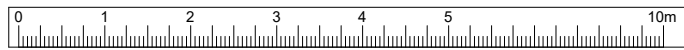
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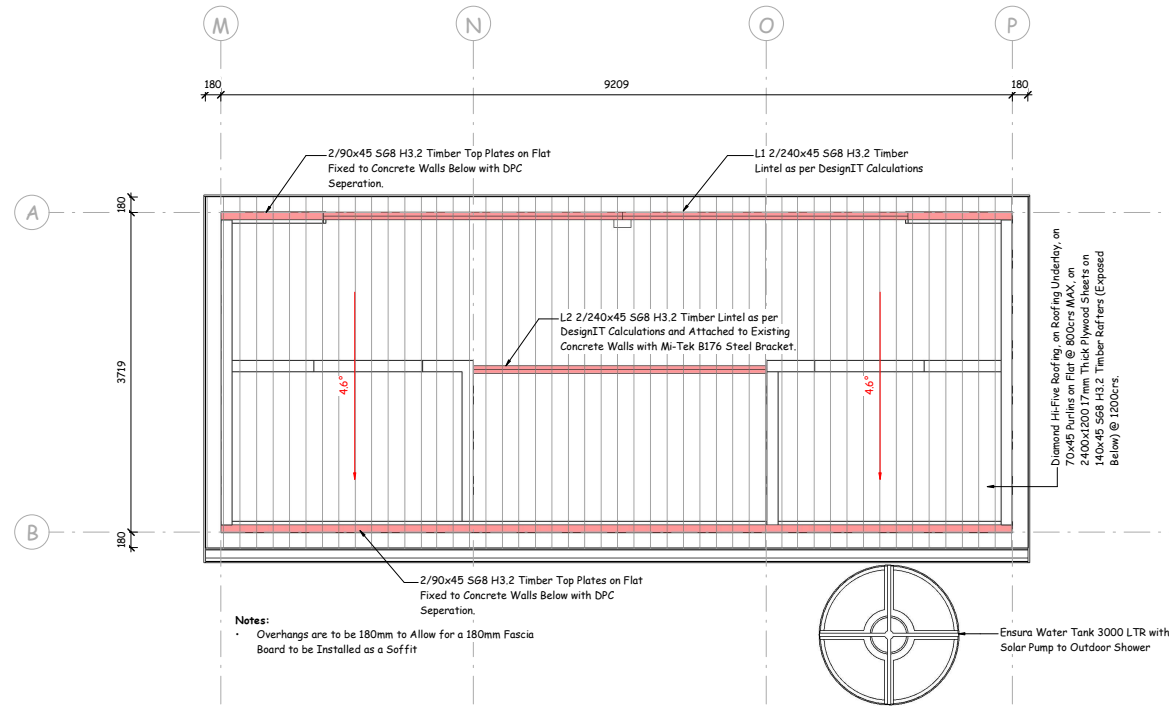


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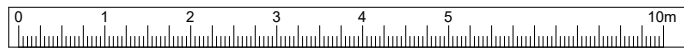
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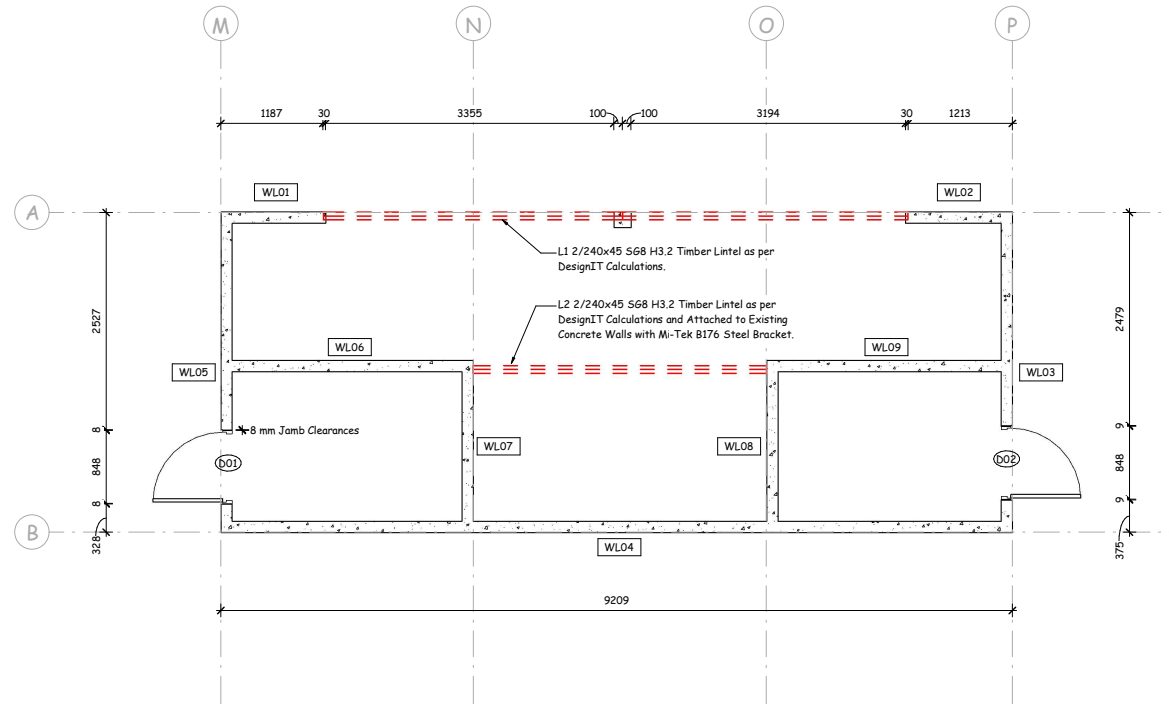
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D02	848	1931	810	1907	Timber	Custom Sized Door to Fit Existing Opening

Wall Areas	
Mark	Area
WL01	2.48 m <sup>2</sup>
WL02	2.84 m <sup>2</sup>
WL03	6.25 m <sup>2</sup>
WL04	18.16 m <sup>2</sup>
WL05	6.79 m <sup>2</sup>
WL06	6.03 m <sup>2</sup>
WL07	3.89 m <sup>2</sup>
WL08	3.75 m <sup>2</sup>
1 Face Total	50.18 m <sup>2</sup>

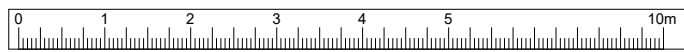
Interior & Exterior Total: 100.26m<sup>2</sup>



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## Lease of 50 Main Road, Tuatapere to Lions Club

Record no: R/26/3/103085  
Author: Sara-Jane Fitzgerald, Property advisor  
Approved by: Sam Marshall, Group manager customer and community wellbeing  
Report type: Information

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### Purpose

- 1 For the Tuatapere Te Waewae Community Board to provide feedback on the request of the Tuatapere District Lions Club Incorporated for a deed of lease to be issued to them for the Council owned land at 50 Main Road, Tuatapere on which the Tuatapere pipe band hall sits.

### Staff recommendations

That the Tuatapere Te Waewae Community Board:

- a) notes the information contained in the report.
- b) Provides staff with their feedback on the request of the Tuatapere District Lions Club Incorporated for a deed of lease to be issued for the land at 50 Main Road, Tuatapere.

### Executive summary

- 2 The Tuatapere District Lions Club Incorporated wrote to Council staff in December 2025 requesting a deed of lease be entered into in their name for the land at 50 Main Road, Tuatapere.
- 3 Historical minutes show that the ownership of the pipe band hall situated at 50 Main Road, Tuatapere was to be transferred to the Tuatapere and District Lions Club (Lions club) following the dissolution of Tuatapere Caledonian Pipe Band Incorporation (Pipe band). Records show that the Pipe band was officially dissolved on 2 February 2021.
- 4 There was no lease in place for the occupation of the pipe band hall with the Pipe band, therefore a new deed of lease will need to be entered into with the Lions club to formalise the occupation of the hall on Council land.
- 5 A draft deed of lease has been drawn up as shown in attachment A. This deed of lease follows Council's standard deed of lease terms and conditions.

### Feedback

- 6 Feedback is being sought from the Tuatapere Te Waewae Community Board on whether it supports the issuing of a deed of lease to the Tuatapere District Lions Club Incorporated at the suggested annual rental of \$1 plus GST (if demanded).

### Context

- 7 Following confirmation of the ownership of the pipe band hall by way of 19 February 1996 Pipe band minutes, Council received a letter from the Lions club stating "Lions Club would like to request this Deed of Lease to continue in our name. As one of the occupants who use this hall. As our records show we have been paying the rates on this land and buildings since 1996."

- 8 Council records do not show that any deed of lease was entered into with the Pipe band therefore a new deed of lease will need to be entered into with the Lions club instead of the requested deed of assignment.
- 9 50 Main Road, Tuatapere is legally known as Lot 1 DP 10811. This parcel of land is a local purpose (public utility) reserve as classified by New Zealand gazette 1984 page 4075
- 10 50 Main Road, Tuatapere (part of Lot 1 DP 10811) is rateable, therefore as part of the terms and conditions of the deed of lease the lessee (Lions club) will be responsible for all rates levied against the property. The Lions club have advised they have been paying the rates for this property for a number of years.
- 11 As 50 Main Road, Tuatapere is a local purpose reserve the deed of lease must be contemplated by section 61 of the Reserves Act 1977, and as such the term of the lease, including any renewals, must not exceed 33 years.
- 12 Council staff propose that a deed of lease be entered into with the Lions club for a term of fifteen years with a right of renewal for a further fifteen years, at an annual rental of \$1 plus GST (if demanded), with the lessee responsible for all rates levied against the property including service charges.

#### Next steps

- 13 Following receiving feedback from the board, the draft deed of lease will be sent to the Lions club for review and comment. Once the Lions club are in agreement with the deed of lease, this will be signed by the Lions club and formalised by Council's delegated signatory.

#### Attachments

- A DRAFT Deed of lease of reserve 2026 - Tuatapere & District Lions Club Inc - 50 Main Road, Tuatapere [↓](#)
- B Request for Deed of Lease by Lions Club over Tuatapere Pipe Band Hall - December 2025 - 50 Main Street, Tuatapere [↓](#)
- C 1996 Tuatapere Caledonian Pipe Band minutes regarding future ownership of hall building - 50 Main Road, Tuatapere [↓](#)



## Deed of lease of reserve

Tuatapere & District Lions Club Inc

DRAFT

Southland District Council  
Te Rohe Pōtae o Murihiku

PO Box 903  
15 Forth Street  
Invercargill 9840

☎ 0800 732 732  
@ [sdcsouthlanddc.govt.nz](mailto:sdcsouthlanddc.govt.nz)  
🏠 [southlanddc.govt.nz](http://southlanddc.govt.nz)

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DRAFT

## Deed of lease of reserve

Deed agreement dated ..... 2026

PARTIES                      Southland District Council a local authority under the provisions of the  
Local Government Act 2002 (**Lessor**)  
Tuatapere & District Lions Club Incorporated (**Lessee**)

### Background

- A. The Lessor has vested in it the reserve of which the Premises (as defined in the Schedule) forms part.
- B. Pursuant to the Reserves Act 1977 and any other enabling legislation the Lessor is empowered to administer, manage and control the reserve.
- C. The Lessor has agreed to lease the Premises to the Lessee on the Terms set out in the Schedule.
- D. The lease is made pursuant to the Reserves Act 1977.
- E. The Lessee acknowledges ownership of the building situated on the Premises.

### This deed records

#### 1. Grant of lease

- 1.1 The Lessor leases to the Lessee and the Lessee accepts a lease of the Premises for the Term from the Commencement Date and at the Rent (subject to review) as defined in the Schedule.

#### 2. Payment of Rent

- 2.1 The Lessee will pay the Rent payable by equal payments in advance on the Rent Payment Dates as more particularly specified in the Schedule. All Rent shall be paid without any deductions by direct payment to the Lessor or as the Lessor directs.

#### 3. Rent Review

- 3.1 The Rent may be reviewed by the Lessor in the following manner.
  - (a) The Rent will be reviewed on the Review Dates.
  - (b) The Rent will be assessed at each Rent Review Date in accordance with the policy of the Lessor as at the Review Date for the determination of rentals for leases of reserves of the type the Premises forms part.
  - (c) The Lessee will pay the reviewed Rent from the Review Date on the basis recorded in clause 2.

#### 4. Rates and Outgoings

- 4.1 The Lessee will pay the following Outgoings as they become due.
  - (a) All rates and other charges levied or assessed in respect of the Premises by any territorial or other local government authority.
  - (b) All charges or levies for water, gas, electricity, telephones and other utilities or services supplied to or used on the Premises.
  - (c) All insurance premiums and valuation fees payable in respect of all insurances effected pursuant to this lease and any insurance excess in relation to any claim under such insurance.

- (d) All rubbish collection and sanitation charges or levies in respect of the Premises.
  - (e) The costs incurred and payable by the Lessor in supplying to the territorial authority a building warrant of fitness and obtaining reports as required by section 108 of the Building Act 2004.
  - (f) All Goods and Services Tax payable in respect of the Rent and other payments due under this lease.
- 4.2 The Outgoings will be apportioned between the Lessor and the Lessee in respect of the periods current at the Commencement Date and end of the Term.
- 5. Default in payments**
- 5.1 If the Lessee defaults in payment of the Rent, Outgoings, or any other moneys payable under this lease, the Lessee must pay the outstanding amount on demand together with Default Interest from the date payment was due to the date of recovery by the Lessor.
- 6. Legal costs**
- 6.1 Each party will meet their own legal costs relating to this lease and any further legal cost relating to any variation or renewal or any deed recording a Rent Review.
- 6.2 The Lessee will meet the Lessor's legal costs of and incidental to the enforcement or attempted enforcements of the Lessor's rights, remedies and powers under this lease.
- 7. Buildings and maintenance**
- 7.1 The Lessee will not erect or alter any building or structure on the Premises nor excavate the Premises without the prior written consent of the Lessor (acting in its capacity as landowner). Before requesting such consent, the Lessee will submit to the Lessor for its approval complete working plans and specifications together with a copy to be retained by the Lessor. The Lessee will not proceed until such plans and specifications have been approved by the Lessor.
- 7.2 The Lessee, in constructing or altering any building that has received prior approval by the Lessor under clause 7.1, will comply with the provisions of all Acts, bylaws and regulations and lawful requisitions of any proper authority having power with respect to the use of the Premises and with any conditions imposed by the Lessor or otherwise arising pursuant to the operative district plan.
- 7.3 The Lessee will comply with the provisions of the Building Act 2004 as if it were the owner of the Premises in Terms of that Act.
- 7.4 The Lessee will ensure copies of any document under the Building Act 2004 provided by the Lessor are displayed in the buildings on the Premises as required under that Act.
- 7.5 The Lessee will not plant any trees or shrubs on the Premises or remove any trees or shrubs from the Premises without the prior written approval of the Lessor.
- 7.6 The Lessee will at its cost in a proper and workmanlike manner and in accordance with the reasonable requirements of the Lessor.
- (a) Keep the Premises (including any buildings and structures on the Premises, fences and gates) in a clean and tidy condition and in good and substantial repair.
  - (b) Keep the Premises clear of all noxious weeds, plants and shrubs and will comply with the provisions of the Biosecurity Act 1993 and any rules, regulations and bylaws dealing with noxious weeds and growths.

- (c) Repair all glass breakages and breakage or damage to all light fittings and power points and keep the electrical system of the Premises (including any building and structures on the Premises) in good operating condition.
  - (d) Paint and re-paint any building and structures on the Premises as and when the same reasonably require painting.
  - (e) Make good any damage caused to or any defect in the interior or the exterior of any buildings and structures on the Premises.
  - (f) Keep and maintain any car parks and any paved, sealed or surfaced areas in the same order, repair and condition as they were in at the commencement of this lease.
  - (g) Keep any grounds, gardens, lawns, yards or surfaced areas in a tidy condition.
  - (h) Keep and maintain all open parts of the storm and or wastewater drainage system contained in the Premises or connected thereto including downpipes and guttering clear and unobstructed.
  - (i) Keep the Premises clear of vermin.
- 7.7 The Lessee will regularly remove all rubbish and keep rubbish bins or containers in a tidy and sanitary condition.
- 7.8 The Lessee will give the Lessor immediate notice of any damage to or defect in the Premises or any pipes or fittings used in connection with water, electrical, gas or drainage services to the Premises.
- 7.9 The Lessee will not require the Lessor to contribute towards the cost of the erection or maintenance of any fence dividing the Premises from the balance of the land of which the Premises forms part or any adjoining land owned by the Lessor or the removal of such fences at the end of the Term.
- 7.10 The Lessee shall allow the Lessor to lay any drain pipes through any part of the Premises without payment and for that purpose to allow officers, servants and contractors of the Lessor on reasonable notice to enter on the Premises with or without vehicles and machinery.
- 7.11 The Lessee shall not by any act or omission damage or disrupt the Lessor's services on or under the Premises.
- 7.12 In the event of any breach of this clause the Lessor may without prior notice enter the Premises and take such remedial action as it deems appropriate and recover the cost of doing so from the Lessee. Entry under this provision will not determine the lease.
- 8. Insurance**
- 8.1 For any buildings, structures, fittings and fixtures on the Premises that are owned by the Lessor, the Lessor shall at all times insure and keep insured throughout the Term (and any Further Terms if granted) all of the Lessor's buildings, structures, fittings and fixtures on the Premises against damage and destruction by fire, flood, explosion, lightning, storm, earthquake and volcanic activity on the basis of full replacement and reinstatement (including loss damage or destruction of windows and other glass). The cost of such insurance shall be recoverable from the Lessee as an Outgoing under clause 4.1.
- 8.2 If insurance cover required under clause 8.1 becomes unavailable during the term of the lease or any renewal other than because the Lessor's act or omission, the Lessor will not be in breach while cover is unavailable, provided the Lessor uses all reasonable endeavours on an ongoing basis to obtain cover and where available obtains the closest comparable cover in the meantime. The

Lessor will advise the Lessee in writing whenever cover becomes unavailable and provide reasons as to the unavailability.

- 8.3 For any buildings, structures, fittings and fixtures on the Premises that are owned by the Lessee, the Lessee will at its cost insure and keep insured throughout the Term (and any Further Terms if granted) all of those buildings, structures, fittings and fixtures against damage and destruction by fire, flood, explosion, lightning, storm, earthquake and volcanic activity on the basis of full replacement and reinstatement (including loss damage or destruction of windows and other glass). The Lessee shall provide evidence of such insurance upon receiving a request from the Lessor. The Lessee shall also be required to meet the cost of any insurance excess in relation to any claim under such insurance.
- 8.4 If insurance cover required under clause 8.3 becomes unavailable during the term of the lease or any renewal other than because the Lessee's act or omission, the Lessee will not be in breach while cover is unavailable, provided the Lessee uses all reasonable endeavours on an ongoing basis to obtain cover and where available obtains the closest comparable cover in the meantime. The Lessee will advise the Lessor in writing whenever cover becomes unavailable and provide reasons as to the unavailability.

## **9. Inspection**

- 9.1 The Lessee will permit the Lessor, its officers, employees and agents to enter the Premises at all reasonable times upon the Lessor providing reasonable prior notice to view the state of repair.
- 9.2 If the Lessor gives notice of any defect, damage or default the Lessee will as soon as reasonably practicable properly repair or remedy the defect, damage or default.
- 9.3 If the Lessee fails to comply with its obligations under clause 9.2, the Lessor may at its option take such steps, expend such money and do such other things as it considers necessary to make good such defect, damage or default. Any money expended by the Lessor (together with Default Interest from the time of payment by the Lessor until the Lessee reimburses the Lessor) will be recoverable from the Lessee.

## **10. Use of Premises**

- 10.1 The Lessee will not use or permit the use of the Premises for any purpose other than the Permitted Use.
- 10.2 The Lessee will not carry on or permit to be carried on upon the Premises any noisy or offensive trade or business or permit anything in or about the Premises which is or may become a nuisance or annoyance to either the Lessor or the owners or occupiers of land in the vicinity of the Premises.
- 10.3 The Lessee will comply with the provisions of all Acts, bylaws and regulations and the lawful requisition of any authority having jurisdiction over the Premises.
- 10.4 The Lessee shall not carry out any activity on the Premises that may damage or destroy any natural, scenic, historic, cultural, archaeological, biological, geological or other natural or scientific features or indigenous flora and fauna.
- 10.5 The Lessee will indemnify the Lessor against all costs, claims, damages, expenses, actions and proceedings which may arise out of any breach by the Lessee of this clause.

**11. Renewal**

11.1 Where a Further Term is recorded in this Schedule, the Lessee will only be entitled to a renewal for the Further Term provided the Lessor has first confirmed to the Lessee by the date that is four months prior to the relevant Expiry Date that:

- (a) The Lessee is not in breach of any Term or condition of this lease.
- (b) There is a sufficient need for the Permitted Use.
- (c) The Lessor considers in its sole opinion that it is in the public interest that no other sport, game or recreational activity should have priority.

11.2 Provided the preconditions in clause 11.1 have been met, the Lessee will be entitled to a renewal of this lease for a Further Term at a rental from the Renewal Date to be determined by the Lessor as on a review under clause 3 but otherwise on the same Terms and conditions contained in this lease but excluding this right of renewal. The Lessee shall give the Lessor written notice to renew the lease for a Further Term at least three calendar months prior to the expiry of the relevant Term.

**12. Signs**

12.1 The Lessee will not erect or display or permit the erection or display of any signs or advertising matter on the Premises without the prior consent of the Lessor.

**13. Transfer**

13.1 The Lessee will not assign, transfer, sublet or otherwise part with the possession or occupation of the Premises or any part of the Premises without the Lessor's prior written consent which shall be at the Lessor's sole discretion.

**14. Registration**

14.1 The Lessee will not call for registration of this lease.

**15. Damage or Destruction**

15.1 Damage or Destruction of Lessee's buildings: If any of the Lessee's buildings on the Premises or any part of them at any time during the lease are destroyed or damaged then all moneys received by the Lessee in respect of the insurance shall be expended by the Lessee with all reasonable speed in either:

- (a) Repairing and reinstating any of the Lessee's partially destroyed or damaged buildings, and until the completion of the repairs or reinstatement a fair proportion of the Rent and Outgoings shall cease to be payable as from the date of damage.
- (b) Erecting a new building to replace any of the Lessee's buildings that are completely destroyed, and until the completion of the new building a fair proportion of the Rent and Outgoings shall cease to be payable as from the date of damage.
- (c) Clearing the Premises of all remains and rubbish in the event that the Lessee receives insufficient insurance funds to erect a new building and is unable to do so or any necessary permit or consent shall not be obtainable. In this event the Lessee will return the Premises to the Lessor in its original condition and the lease will immediately terminate, and a fair proportion of the Rent and Outgoings shall cease to be payable as from the date of damage.

**16. Termination**

16.1 If at any time the Lessor is of the opinion that the Premises are not being used or not being sufficiently used for the purpose specified in this lease, the Lessor, after making such enquiries as

the Lessor thinks fit and giving the Lessee an opportunity of explaining the usage of the Premises leased, and if satisfied that the Premises leased is not being used or is not being sufficiently used for the purpose specified in this lease, may terminate the lease on such Terms as the Lessor approves.

**17. Re-entry**

17.1 If:

- (a) The Rent or any part of it is in arrears and unpaid for 20 working days following a Rent Payment Date and the Lessee has failed to remedy the breach within 10 working days after being served notice pursuant to section 245 of the Property Law Act 2007 (PLA).
- (b) In case of breach of the Terms of the lease by the Lessee (including without limitation a breach of the Permitted Use) which the Lessee has failed to remedy within the notice period specified in a notice under section 246 of the PLA.
- (c) In the event the Lessee makes or enters into or endeavours to make or enter into any composition, assignment, compromise or other arrangement with or for the benefit of the Lessee's creditors.
- (d) In the event of the insolvency, bankruptcy, liquidation of the Lessee or the Lessee goes into recess is wound up for any reason other than for its reconstruction.
- (e) The Lessee suffers distress or execution to issue against the Lessee's property goods or effects under any judgment against the Lessee for a sum in excess of \$5,000.

Then the Lessor may cancel the lease by re-entering the Premises without giving prior notice (or further notice as the case may be) and the lease will terminate without prejudice to the rights of either party against the other.

17.2 On re-entry the Lessor may remove from the Premises any improvements in the apparent possession of the Lessee and place them outside the Premises and the Lessor will not be answerable for any loss resulting from the exercise of the power of re-entry.

**18. Indemnity**

18.1 The Lessor will not be liable for any loss or damage caused or arising out of the use of the Premises by the Lessee. The Lessee will throughout the Term (and any Further Terms if granted) indemnify the Lessor against all actions, claims, suits and demands arising out of the use of the Premises or anything done or omitted to be done on the Premises by the Lessee its members, invitees, agents or employees.

18.2 Without limiting the Lessee's liability under this clause, the Lessee will maintain throughout the Term a public liability insurance policy (in the joint names of the Lessor and the Lessee for their respective interests) against any damage, loss or injury for which the Lessee is liable to indemnify the Lessor. Such public liability insurance will be effected with an insurer on Terms approved by the Lessor (which approval will not be unreasonably or arbitrarily withheld) and for at least \$2 million in respect of any one claim or series of claims arising out of the same occurrence. The Lessee will on demand produce the policy to the Lessor and the receipt for payment of the current premium.

**19. Control**

19.1 The Lessee will allow any members of the public free and unhindered access to the Premises at all times without payment of any fee and any such person entering or remaining on the Premises shall not be deemed to be a trespasser while that person conducts and behaves themselves in an

orderly and seemly manner provided however that the right of public access shall not be deemed to authorise any such member of the public to enter into the Lessee's buildings without the express consent of the Lessee.

- 19.2 The Lessee may fix such fees and charges and may make such rules for the management, control and use of the Premises and for the conduct of persons using the Premises as may be lawful proper and necessary.

**20. Compensation**

- 20.1 The Lessor will not be liable to pay compensation for any improvements effected or buildings erected by the Lessee on the Premises.
- 20.2 The Lessee may at any time (and will if required by the Lessor at the expiry or earlier termination of the lease) remove all buildings and improvements on the Premises erected by the Lessee on the Premises and make good at the Lessee's expense all resulting damage.
- 20.3 If the Lessee's buildings and improvements are not removed within 20 days after the Lessor's request (or such later date as the Lessor requires, having regard to the extent of removal required), ownership of such building and improvements will pass to the Lessor without compensation.

**21. Statute**

- 21.1 Where the Land Transfer Act 2017 and the Property Law Act 2007 or any amendment of those Acts is inconsistent with or contradictory to any provision in this lease, that provision will be negated or modified to the extent of such inconsistency as permitted by law.

**22. Consents**

- 22.1 All consents or approvals required to be given by the Lessor under this lease will be in writing and, except where otherwise stated, will not be unreasonably or arbitrarily withheld provided that any conditions relating to such consents or approvals have been duly complied with.

**23. Provisions remain in force**

- 23.1 Termination of this lease will not affect the operation of any clauses in this lease which are expressed or implied to have effect after its termination.
- 23.2 Nothing in the above provisions affects any other legal or equitable rights of the Lessor.

**24. Notices**

- 24.1 Any notice or other communication (notice) given under this lease must be in writing.
- 24.2 A notice may be served personally or sent to any of the relevant party's Communication Points listed in this lease.
- 24.3 In the case of a notice under sections 245 or 246 of the PLA, notice will be served in the manner prescribed by section 353 of the PLA. In all other cases, unless otherwise required by sections 352 to 361 of the PLA, notice will be served:
- (a) In the manner authorised by sections 354 to 361 of the PLA.
  - (b) By personal delivery, or by posting by registered or ordinary mail, or by email.
- 24.4 Notices are deemed served at the following times:
- (a) When given personally, on delivery.
  - (b) When sent by post (other than airmail) or document exchange, on the fourth working day following the date of posting.

- (c) When sent by airmail outside New Zealand, on the seventh working day following the date of posting.
  - (d) When sent by email, when acknowledged by the addressee by return email or otherwise in writing.
- 24.5 Any notice which has been served on a Saturday, Sunday or public holiday or after 5pm on a working day is deemed to be served at 9am on the first working day after that day.
- 24.6 A notice may be given by an authorised officer, employee or agent.
- 24.7 Notice may be given personally to a director, employee or agent of the party at that party's address or to a person who appears to be in charge at the time of delivery or according to sections 387 to 390 (inclusive) of the Companies Act 1993.
- 24.8 If the party is a natural person, partnership or association, the notice may be given to that person or any partner or responsible person. If they refuse to accept the notice, it may be brought to their attention and left in a place accessible to them.
- 24.9 Time is of the essence.
- 25. Dispute resolution**
- 25.1 Unless otherwise provided under this lease, if a party has any dispute with the other party in connection with this lease:
- (a) That party will promptly give full written particulars of the dispute to the other.
  - (b) The parties will promptly meet together and in good faith try and resolve the dispute.
- 25.2 If the dispute is not resolved within 10 working days of written particulars being given (or any longer period agreed to by the parties) the dispute will be referred to mediation.
- 25.3 A party must use the mediation procedure to resolve a dispute before commencing any other dispute resolution proceedings.
- 25.4 The mediation procedure is:
- (a) The parties will appoint a mediator and if they fail to agree on a mediator within 15 working days of referral to mediation, the mediator will be appointed by the president of the New Zealand Law Society or the president's nominee.
  - (b) The parties must co-operate with the mediator in an effort to resolve the dispute.
  - (c) If the dispute is settled, the parties must sign a copy of the Terms of the settlement.
  - (d) If the dispute is not resolved within 20 working days after the mediator has been appointed, or within any extended time that the parties agree to in writing, the mediation must cease.
  - (e) Each party must pay a half share of the costs of the mediator's fee and costs including travel, room hire, refreshments etc.
- 25.5 The Terms of settlement are binding on the parties and override the Terms of this lease if there is any conflict.
- 25.6 The Terms of settlement may be tendered in evidence in any mediation or legal proceedings.
- 25.7 The parties agree that written statements given to the mediator or to one another, and any discussions between the parties or between the parties and the mediator during the mediation period are not admissible by the recipient in any arbitration or legal proceedings.

- 25.8 Either party may commence arbitration proceedings when mediation ceases under clause 25.4(d) by giving written notice to the other party.
- 25.9 If the dispute is referred to arbitration:
- (a) The arbitration will be conducted by one arbitrator appointed jointly by the parties.
  - (b) If the parties cannot agree on an arbitrator within five working days of written notice being given under clause 25.8 the appointment will be made by the president of the New Zealand Law Society or the president's nominee. That appointment will be binding on all parties to the arbitration and will not be the subject of an appeal. The provisions of article 11 of Schedule 1 of the Arbitration Act 1996 are varied as above.
  - (c) The arbitration will be conducted in accordance with the Rules in Schedules 1 and 2 of the Arbitration Act 1996.
  - (d) The place of arbitration will be Invercargill.
  - (e) Unless agreed otherwise, the costs and expenses of the arbitration will be met in accordance with article 6 of Schedule 2 of the Arbitration Act 1996.
  - (f) Any settlement by arbitration will be recorded in the form of an arbitral award on agreed Terms in accordance with Schedule 1 of the Arbitration Act 1996.
  - (g) The award will be binding on the parties and override the Terms of this lease if there is any conflict.
  - (h) Either party may appeal to the High Court on any question of law arising out of an award in accordance with the Arbitration Act 1996.
- 25.10 Neither party will unreasonably delay these dispute resolution procedures.
- 25.11 Despite the procedures outlined in this clause, in the event of default the Lessor may alternatively:
- (a) Take proceedings for the recovery of Rent or other monies payable under this lease.
  - (b) Exercise their rights and remedies under clause 16.
- 25.12 These dispute resolution procedures do not apply to:
- (a) Any dispute arising in connection with any attempted renegotiation of this lease.
  - (b) An application by either party for urgent interlocutory relief.
  - (c) Any provision in this lease in respect of which the Lessor's decision is final.
- 25.13 Pending resolution of any dispute the parties will perform this lease in all respects including performance of the matter which is the subject of dispute.
- 26. Communication Points**
- 26.1 The Communication Points for the Lessor and Lessee at the date of this lease are as set out in the Schedule.
- 26.2 Each party will notify the other in writing of any changes to the Communication Points.
- 27. General**
- 27.1 The Lessor is a territorial authority under the Local Government Act 2002 and nothing in this lease binds the Lessor in its regulatory capacity.

- 27.2 For the purposes of the exercise or any of the Lessor's powers under this lease, the Term "Lessor" includes its chief executive for the time being and any officer, agent or contractor authorised by the chief executive.
- 27.3 Nothing contained or implied in this lease shall be deemed to confer on the Lessee any right to acquire the fee simple of the land of which the Premises forms part.
- 27.4 Words or phrases appearing in this lease which are also defined in the Schedule will be read and construed in accordance with such definitions.
- 27.5 The Schedule and annexures form part of this lease.
- 27.6 Headings are inserted for reference only and do not affect the interpretation of this lease.
- 27.7 The Lessor's waiver or failure to act in response to a breach by the Lessee of its obligations in this lease will not operate as a waiver of the same breach on a later occasion or any other obligations in this lease.
- 27.8 Words importing the singular number include the plural and vice versa.
- 27.9 The Term Lessor includes and is binding on its successors and assigns which specifically includes any government body, local authority or other organisation that takes over the responsibilities of Southland District Council in respect of the Premises, and the Term Lessee includes and is binding on the Lessee's executors, administrators and permitted assigns or successors in title.
- 27.10 Reference in this lease to any Act or Regulation will be construed as including reference to any amendments or subsequent enactments passed in substitution unless the context otherwise requires.
- 27.11 "Working day" has the meaning set out in section 4 of the Property Law Act 2007.
- 27.12 Special Terms in the Schedule will override the Terms in the body of the lease in the event of any inconsistency.
- 27.13 The Lessee in carrying out the Permitted Use shall comply with the Lessor's Smoke/Vape Free Open Spaces Policy 2023 ("Policy") as it relates to Lessee's use of the Premises. The Policy is available on the Lessor's website. In particular, the Lessee agrees:
- (a) It will permit the Lessor to install smoke and vape free signs on the Premises in such places as the Lessor determines (acting reasonably).
  - (b) To promote all public events, it holds on the Premises as smoke and vape free.
- The Lessor will provide a link to the Policy to the Lessee or its event coordinator to include in promotional material for any public events.

**Signed by**

Signed for and on behalf of **Southland District Council** as Lessor under delegated authority in the presence of:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Position held

\_\_\_\_\_  
Signature of witness

\_\_\_\_\_  
Name

\_\_\_\_\_  
Occupation

\_\_\_\_\_  
Address

Signed for and on behalf of **Tuatapere & District Lions Club Incorporated** as Lessees in the presence of:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Position held

\_\_\_\_\_  
Signature of witness

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Name

\_\_\_\_\_  
Name

\_\_\_\_\_  
Occupation

\_\_\_\_\_  
Position held

\_\_\_\_\_  
Address

**Schedule**

Particulars and Special Terms

Item 1	Premises (Land Only)	50 Main Street, Tuatapere Lot 1 DP 10811 (part of) as more particularly shown on the plan attached and outlined in bold red
Item 2	Term	Fifteen (15) years
Item 3	Commencement Date	XX XXXX 2026
Item 4	Expiry Date	XX XXXX 2041
Item 5	Further Term	Fifteen (15) years
Item 6	Renewal Date	XX XXXX 2041
Item 7	Final Expiry Date (if all further Terms have been exercised)	XX XXXX 2056
Item 8	Rent (subject to review if applicable)	\$TBC plus GST per annum
Item 9	Payments of Rent	Annually in advance
Item 10	Rent Payment Dates	Annually on the commencement date anniversary
Item 11	First Rent Payment Date	Commencement date
Item 12	Review Dates	Every five (5) years from the commencement date
Item 13	Default Interest	12% per annum
Item 14	Permitted Use	Community Building and associated activities
Item 15	Outgoings	See clause 4.1
Item 16	Communication Points	Lessor's Communication Points for notices are: 15 Forth Street, Invercargill Attn Property Advisor
		Lessee's Communication Points for notices are: ..... ..... .....

Plan



**Tuatapere & District Lions Club Inc.**  
**P O Box 47**  
**Tuatapere 9620**

3/12/2025

Southland District Council  
P O Box 903  
Invercargill 9840

To the Southland District Council regarding the land at 50 Main Road  
Tuatapere known as the Tuatapere Pipe Band Hall.

The Tuatapere & District Lions Club would like to request this  
Deed of Lease to continue in our name. As one of the occupants  
who use this hall. As our records show we have been paying  
the rates on this land and buildings since 1996.

So this request would just formalise an arrangement that  
was already in place. Making this a legitimate agreement.  
Thank you for your help in this.

Regards  
President  
Tuatapere & District Lions Club



Shirley Crack

# Tuatapere Caledonian Pipe Band (Inc.)



The President  
Thames District Lions Club  
Dear Sir

491 Half-mile Pkwy  
Dunedin  
1/2/196

Re your use of the Tuatapere Pipe Band Hall  
We the undersigned being members of the Pipe Band Committee  
agree to your suggestion that you use the Hall for your  
regular practices and other functions free of charge and in  
return you will join them in the administration of the Hall  
and help with the necessary renovations of the kitchen and  
toilet facilities and drainage problems, both financially  
and with free labour.

We agree a new hall committee could be formed which would  
include Lions and Pipe Band members.

The committee would be of equal numbers and a full list of names  
could be elected from the new committee.

The hall would remain in the ownership of the Pipe Band.

If in due course the band was wound up the ownership  
of the hall would be transferred to the Lions Club  
free of charge.

At the present time the Pipe Band have available for  
renovations and improvement the sum of \$2000.00

Tuatapere Caledonian Pipe Band Inc  
J.P. Bennett Secretary

President

Band Members

A. B. Scott Campbell

A. G. Mann

C. G. Scott

Johnnie, Jim, Major



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## Financial review for period ended 28 February 2026

Record no: R/26/3/108087  
Author: Nicole Taylor, Finance development co-ordinator  
Approved by: Anne Robson, Group manager finance and assurance  
Report type: Information

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### Purpose

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

### Staff recommendations

That the Tuatapere Te Waewae 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 - Tuatapere Te Waewae [↓](#)



# Tuatapere Te Waewae 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](mailto:sdcsouthlanddc.govt.nz)  
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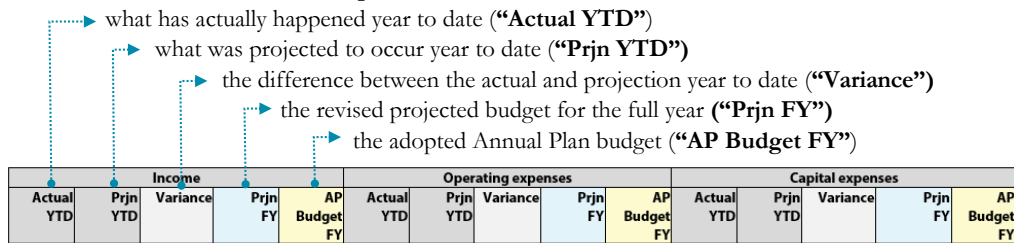
**Introduction**

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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.

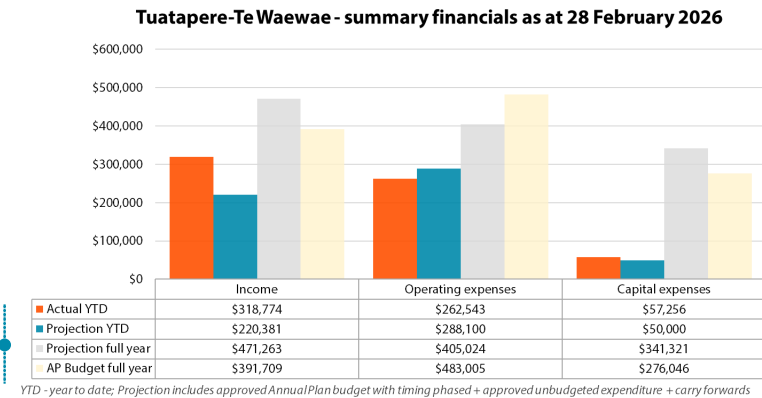
In addition, Council staff are currently preparing an updated forecast of the organisation’s end of year financial results. This forecast will be submitted to Council for approval in April and once approved, will be reflected in the financial information report for the remainder of the year.

“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.

Tuatapere Te Waewae - sub activity detail for year ended 28 February 2026															
Sub activity	Income					Operating expenses					Capital expenses				
	Act YTD	Prjn YTD	Variance	Prjn FY	AP Budget FY	Act YTD	Prjn YTD	Variance	Prjn FY	AP Budget FY	Act YTD	Prjn YTD	Variance	Prjn FY	AP Budget FY
Parks & Reserves	\$264,318	\$164,077	\$100,241	\$376,786	\$297,232	\$204,276	\$172,660	\$31,616	\$255,330	\$347,591	\$50,618	\$50,000	\$618	\$196,962	\$117,408
Footpaths	\$3,412	\$6,120	(\$2,708)	\$9,180	\$9,180	\$1,623	\$6,519	(\$4,897)	\$9,779	\$9,779				\$144,358	\$144,358
Halls	\$38,088	\$37,468	\$619	\$57,456	\$57,456	\$47,894	\$96,462	(\$48,568)	\$113,342	\$99,062	\$6,638	\$0	\$6,638	\$1	\$14,280
Other Property	\$2,728	\$2,047	\$682	\$3,975	\$3,975										
Boat Ramps	\$2,400	\$2,413	(\$13)	\$3,619	\$3,619	\$1,982	\$5,672	(\$3,690)	\$7,998	\$7,998					
Community Assistance	\$7,828	\$8,257	(\$428)	\$20,246	\$20,246	\$6,769	\$6,788	(\$19)	\$18,575	\$18,575					
<b>Total CB</b>	<b>\$318,774</b>	<b>\$220,381</b>	<b>\$98,393</b>	<b>\$471,263</b>	<b>\$391,709</b>	<b>\$262,543</b>	<b>\$288,100</b>	<b>(\$25,557)</b>	<b>\$405,024</b>	<b>\$483,005</b>	<b>\$57,256</b>	<b>\$50,000</b>	<b>\$7,256</b>	<b>\$341,321</b>	<b>\$276,046</b>
			<b>45%</b>					<b>(9%)</b>					<b>15%</b>		



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

**Income** was \$98k (45%) over projection, primarily due to differences in project timing that affected when funding is recognised. Better Off Funding for the Tuatapere Historic Railway Station project was \$101k above projection reflecting the work progressed during the period. This was partially offset by Waka Kotahi/NZTA funding for footpaths, which was \$3k below projection with the project at scoping stage.

**Operating expenses** were \$26k (9%) under projection, largely due to the timing of hall related projects. The Tuatapere Hall project was \$23k under projection with procurement underway, while the Orepuke Hall maintenance project was \$20k under projection with work moving into physical delivery and \$7k for replacement doors treated as a capital expense. Hall insurance costs were \$5k under projection due to lower actual costs, offset by \$7k of unplanned accident-related remedial works at Orawia hall, expected to be recovered through insurance. These underspends were partially offset by parks projects that were over projection due to budget phasing, including the miscellaneous grant for the Tuatapere Historic Railway Station (\$102k) and the Tunatuna pump track (\$2k). General maintenance costs across most areas were \$61k under projection as this work is largely reactive and only undertaken as needed. Tree and hedge maintenance costs were \$23k under projection, and footpath expenditure was \$5k under projection, with minimal costs incurred to date. Storm damage costs have not been included in the figures as discussions with insurers are ongoing, with the board to be updated once more is known.

**Capital expenses** was \$7k (15%) over projection due to costs associated with replacement doors for the Orepuke Hall project being capitalised, while the budget is in operating expenses.

## 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 - Tuatapere	Capex	P-11474/ P-11474 Tuatapere Domain Gate	9. Cancelled	-	-	5,819	-	(5,819)	-	-
Parks & Reserves	Parks & Reserves - Tuatapere	Opex	P-11091A/P-11091 Tuatapere - Historic Railway Station	5. In Physical Delivery	151,330	117,408	79,554	-	-	-	196,962
Parks & Reserves	Parks & Reserves - Orepuki	Opex	FPARK024A/P-11496 Orepuki Water Tower - Repairs	6. Works Complete <i>(note – this cost was paid in 2024/2025 as a grant)</i>	-	102,000	-	-	(102,000)	-	-
Footpaths	Street Works - Orepuki	Capex	FFOOT001g/FFOOT001G Orepuki - Footpath renewal programme 2024/2025 to 2026/2027	2. Scoping/ Consultations	-	43,215	-	-	-	-	43,215
Footpaths	Street Works - Tuatapere	Capex	FFOOT001M/FFOOT001M Tuatapere - Footpath renewal programme 2024/2025 to 2026/2027	2. Scoping/ Consultations	-	101,143	-	-	-	-	101,143
Halls	Hall - Tuatapere	Capex	P-11143A/P-11143 Tuatapere Hall - LED lighting and heat pump to RSA room	4. Procurement Underway	-	14,280	-	-	(14,280)	-	-
Halls	Hall - Orepuki	Opex	FHALL058A/P-11443 Orepuki Hall - Handrails, parking and landscaping	5. In Physical Delivery	6,638	20,000	-	-	-	-	20,000
Halls	Hall - Tuatapere	Opex	P-11444A/P-11444 Tuatapere Hall - Remove chimneys	4. Procurement Underway	-	9,000	-	-	14,280	-	23,280
<b>Total</b>					<b>157,968</b>	<b>407,046</b>	<b>85,373</b>	<b>-</b>	<b>(107,819)</b>	<b>-</b>	<b>384,600</b>

### 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
Tuatapere Te Waewae CB	133,439	83,251	77,251
<b>Tuatapere Te Waewae total</b>	<b>133,439</b>	<b>83,251</b>	<b>77,251</b>
Orepuki community centre	9,774	(3,103)	-
Orepuki general	1,168	23	23
<b>Orepuki total</b>	<b>10,942</b>	<b>(3,080)</b>	<b>23</b>
Tuatapere community centre	37,374	14,401	14,401
Elder park forestry	26,615	27,147	27,147
Tuatapere general	142,393	72,148	68,409
Tuatapere pool	31,768	32,407	32,407
Tuatapere property	3,409	3,477	3,477
Waiau river collection	701	715	715
Tuatapere water meridian contribution	8,136	8,299	8,299
<b>Tuatapere total</b>	<b>250,396</b>	<b>158,594</b>	<b>154,855</b>
Clifden community centre	19,806	20,086	20,086
Orawia community centre	8,430	8,626	8,626
Orawia Hall	23,484	23,955	23,955
<b>Other halls total</b>	<b>51,720</b>	<b>52,667</b>	<b>52,667</b>
Clifden recreation reserve	44,553	49,183	49,183
Cosy Nook reserve	43,909	47,884	47,884
Hirstfield reserve	8,990	(17,742)	11,185
Waiau Aparima Ward*	230,118	234,722	234,722
<b>Other reserve total</b>	<b>327,570</b>	<b>314,047</b>	<b>342,974</b>
<b>Total reserves</b>	<b>774,067</b>	<b>605,479</b>	<b>627,770</b>

#### 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		
<b>What can these be used for</b> - 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.		
<b>Where can these be used</b> - 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
Tuatapere	222	-
Rural (Orawia, Pahia)	1,911	-
<b>Total</b>	<b>2,132</b>	-

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.



## Councillor update

Record no: R/26/2/22271  
 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 Tuatapere Te Waewae 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 Byars 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"> <li>i) changes to the community board terms of reference to remove reference to Council's subcommittees reporting to community boards</li> <li>ii) removing delegations to the Southland Regional Heritage Joint Committee</li> <li>ii) removing delegations under Smoke Free Environment Act 1990.</li> </ul> <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.
<b>11 February 2026 – Council meeting</b>	
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"> <li>i) Submission to Governance and Administration Committee - Emergency Management Bill</li> <li>ii) Submission to Environment Committee - Planning Bill</li> <li>iii) Submission to Finance and Expenditure Committee - Infrastructure Funding and Financing Amendment Bill</li> <li>iv) Submission to Department of Internal Affairs - Local Government (Infrastructure funding) Amendment Bill (Development Levies System)</li> </ul>

	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	Staff recommendations were moved by Council as follows: <ul style="list-style-type: none"> <li>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.</li> <li>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</li> <li>f) acknowledged and thanked Great South for supporting and administering this interim funding round</li> <li>g) that an interim advisory group be set up to discuss and recommend grant allocations from the fund to Council</li> <li>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</li> <li>i) to undertake discussion with Iwi to request their input into the process</li> <li>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.</li> </ul>
Te Anau Airport Manapouri newsletter	Council noted the information contained in the latest Te Anau Airport Manapouri newsletter, created by Great South.
<b>25 February 2026 – Council meeting</b>	
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.

<p>Wyndham camping ground - unbudgeted expenditure</p>	<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>
<p>Financial Report for the period ended 31 December 2025</p>	<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>
<p>Draft 2026/2027 Annual Plan financials and supporting information</p>	<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"> <li>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)</li> <li>ii) Trading hours – on-licences – other - removing the “no restrictions” wording</li> <li>iii) Sensitive places – including health centres, rehabilitation centres, Marae, and Fale Pasifika in the definition of sensitive places</li> <li>iv) Sensitive premises – no evidence of consultation required for new applications on existing premises for change of ownership</li> <li>v) Discretionary provisions – addition of consideration of glass vessels at special events</li> <li>vi) Timeframe for review – reducing the next review period to four years, with the following cycle returning to six years.</li> </ul>
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"> <li>• 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).</li> <li>• 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).</li> <li>• 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).</li> <li>• Council adopted the Draft Southland Waste Management and Minimisation Plan 2026 – 2032 for consultation.</li> <li>• 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.</li> <li>• Council noted that if the other WasteNet parties do not proceed options will need to be reassessed.</li> </ul>
<b>18 March 2026 – Council meeting</b>	
Report	Overview
Adoption of Local Alcohol Policy 2026	<p>Council received the final Local Alcohol Policy 2026, and resolved:</p> <p style="margin-left: 40px;">i) public notification of the Local Alcohol Policy will take place on Thursday 26 and Friday 27 March 2026</p>

	<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>
<b>25 March 2026 – Finance and Assurance meeting</b>	
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	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.  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.
Quarterly treasury report as at 31 January 2026	The Committee was informed of Council's treasury position in accordance with the Investment and Liability Management Policy.  Council sought approval for the updated interest rate risk strategy resulting in Council being within the thresholds by the 31 May 2026.
Capital delivery programme update	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.  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.

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.



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## Community board reporting

Record no: R/26/3/107186  
Author: Stella O'Connor, Community partnership leader  
Approved by: Sam Marshall, Group manager customer and community wellbeing  
Report type: Information

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### 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.

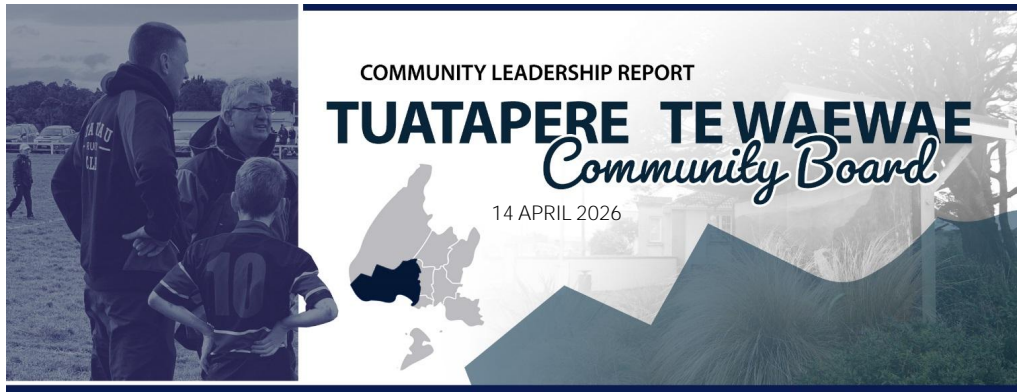
### Staff recommendations

That the Tuatapere Te Waewae Community Board:

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

### Attachments

- A Tuatapere Te Waewae Community Leadership Report - 14 April 2026 [↓](#)
- B Tuatapere Te Waewae operational report - 14 April 2026 [↓](#)



**What's happening in your area**

Better off funding projects update

PROJECT	FUNDING	CURRENT STATUS
Tuatapere Railway Station project	\$310,000	The seventh progress report has been received, and the repair works are progressing on target.

Greenheart Reserve

Thank you again to everyone who took part in the Greenheart Reserve survey late last year. Your feedback has been shared and discussed, and it was noted that there was strong support for continuing with the original vision for the reserve. Based on the feedback received, the community board has given feedback to move to the next stage including planning for the removal of the Douglas fir (pine) trees and preparing the site for future redevelopment.

It's important to understand that once the pine trees are removed, the area will look very bare and heavily cleared for a period of time. All vegetation and tracks in that area will be removed and the site will be left with a layer of chipped material. This change may be quite shocking for some people at first, but it is a necessary step before new planting, tracks, and features can be developed.

Once the area has been cleared, it will provide a clearer picture of the space available and help inform what the community would like to see the area redeveloped into, including planting, paths, open spaces, and other future features.

The community board is looking forward to considering concepts once the site is ready and thanks you for your ongoing interest in Greenheart Reserve.

Tuatapere Railway Station repairs

Three major project activities have been completed this period including the installation of the double doors, the completion of bitumen work, and the laying of railway lines and installation of the existing cars along with the engine. A local building (theatre) was cleared out and heritage items have been acquired to place in the heritage room. Trust volunteers continue to work around their other high season priorities and they are working towards an opening date by the end of May.

**Plans:**

- Install boundary fence
- Install interior panelling around double doors
- Final coat of paint on exterior steps
- Kitchen period fireplace installed

- Boundary fence installed along the survey line
- Smoke detectors procured and installed
- Exterior signage erected
- Period photographs hung
- Review lease agreement



### Monowai Bridge repair

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Council staff and engineers recently met with locals at Monowai to discuss the upcoming redecking of the suspension bridge. Locals raised concerns about future heavy vehicle needs and the possibility of a new, higher capacity bridge. Retaining the NZTA funding for the project and maintaining safety is a priority. The proposed timeframe for redecking is anticipated to be mid May to late July 2027, with discussions about longer term solutions continuing separately.

### Orawia Hall/Community Centre repair

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Thank you to everyone who attended the recent meeting about the Orawia Community Centre. It was great to see such strong community turnout and to openly discuss the next steps for the hall. Council staff acknowledged the long delay since the accident and apologised for the lack of communication, and confirmed the hall remains an important asset for the community. A more practical and cost effective repair approach is now being worked through, with independent professional advice engaged. Encouragingly, engineering checks confirm the undamaged part of the building may be able to be reopened for community use in the near future, while full repairs continue. Feedback from the meeting has been heard, and updates will be shared regularly as progress is made.

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### Monkey Island shelter “pavilion” repair

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Thank you to everyone who has taken part in recent surveys and local meetings. Your feedback has been invaluable and has helped shape revised plans for repairing the shelter that are more practical, lower cost, and avoid the need for an archaeological authority application. The updated proposal focuses on retaining and restoring the existing concrete shelter, which engineering assessments have confirmed is sound. Planned work includes a full roof replacement, earthquake strengthening, new timber elements, and refreshed internal spaces such as built in seating, improved changing rooms, and a new non slip floor. Patch repairs to concrete will be used instead of full replastering, reflecting community preferences. A new water tank and solar pump are planned, with an optional low cost cold water footwash for sand removal. These revised plans have been shared with both the board and local residents, and feedback has been overwhelmingly positive. The updated approach has significantly reduced the project scope and costs. Using local trades and community involvement where possible may reduce costs further, while still ensuring all work is completed by licensed professionals where required.

Future discussions about the wider site, such as parking layout, coastal erosion, landscaping, access improvements, and preventing camping immediately beside the shelter will be considered separately.

The shelter or as locally known “pavilion” is recognised as an important long term asset for local families and visitors, and there has been strong appreciation from the community for taking the time to listen and respond to feedback.

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### Orepuki fire fighting tanks

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At its recent meeting, the board supported a report recommending that Council accept the generous offer from the Orepuki Volunteer Fire Brigade to gift the land at 35 Oldham Street, which contains the three firefighting water storage tanks. Accepting the gift will help ensure these important tanks remain in community ownership and continue to provide a vital resource for local fire protection. Council has now approved the recommendation, with contract signed and settlement completed on 31 March.

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### Community Partnership Fund

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Applications for the Tuatapere Te Waewae community partnership fund closed on 31 March 2026. No applications were received at the time of writing this report.

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### Community Partnership Fund - criteria review

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The Community Partnership Fund first started allocating grants just over five years ago in 2020, so it is timely to offer our community boards an opportunity to review their criteria. If you would like to do this, staff will come and workshop with you in the coming months in order to implement any changes for the next funding rounds in August/September. If you are happy with the criteria as it is, things will just continue to operate as usual.

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### Community Service Award Nominations

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Nominations for the 2026 round of Community Service Awards are open and close on 30 September. Application forms are available from Council offices or the SDC website.

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## What's happening across the district

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### Oraka Aparima Community Board by-election

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The final result for the Southland District Council by-election that closed at midday on Tuesday, 3 March 2026 is:

Ōraka Aparima Community Board (1 vacancy) votes received:

FREW, Don 443  
HEDDERSHAW, Mel INDEPENDENT 151  
SEAGER, Marina 150  
KIDDEY, Nick 76  
INFORMAL 4  
BLANK 2

Don Frew is declared elected.

The voter return was 39.43%, being 826 votes.

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### Wyndham camping ground funds approved

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The Wyndham Camping Ground has received a funding boost towards its reopening.

Southland District Council approved at its Council meeting on 28 January the transfer of the remaining Better Off Funded budget of \$34,020 from the Baird-Hewat Square/Doctors Square project to the Wyndham Camping Ground construction.

The Waihopai Toetoe Community Board has been working towards reopening the facility, which has been closed since February 2024 when the previous lease was surrendered. The site has recently undergone a significant clean-up with general repairs completed.

Board chair Pam Yorke said the project was an important one for Wyndham.

“Our community has expressed a strong desire to have the camping ground reopened and we view it as a vital asset for the future of Wyndham,” she said.

“We absolutely recognise its potential to attract visitors and stimulate local spending to support the town’s vitality, while also providing a necessary facility for people like seasonal workers.”

The board and council staff investigated the feasibility of installing user pays technology to enable the automated operation of the camping ground. The preferred Penny System will allow automated bookings, access and paid use of services at the camping ground. The funding will enable staff to progress the upgrades required while remaining consistent with the board’s objective to the project remaining cost neutral for ratepayers.

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### Community Service Award – Pamela Naylor

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Garston stalwart Pam Naylor’s remarkable 57-year record of service to the northern Southland community has been acknowledged with an award from Southland District Council and the Northern Community Board.

There is scarcely a group, organisation or project that Mrs Naylor has not been involved in since she hit the ground running in Garston, newly married to Peter Naylor, in 1968.

Mayor Rob Scott said it was staggering how heavily involved in her community she had been over such a long time. “There’s barely a structure in the Athol/Garston area that hasn’t been touched in some way by the hand of Pam. Her legacy will be felt everywhere in the area for many decades to come.”

After starting Girl Guides and Brownies in the Athol/Garston area in 1969, Mrs Naylor was involved for 28 years. That same year she formed the first girls’ hockey team in the area, helped drive the development of the hockey ground on the Athol domain and was a Northern Southland hockey selector and coach for 15 years. She was also a member of the Garston Ice Skating Club for 20 years.

After being elected to the Garston Hall Committee in 1971 she served for 53 years.

She was elected on the Athol Domain Board in 1974, and continued that role until the formation of the Southland District Council Athol Community Development Area (CDA) Subcommittee in 1991. She remained on the CDA, serving 10 years as chair, until the CDAs were phased out in 2019, at which time she was elected as a member of the new Northern Community Board.

Also in 1974 she started work at Garston School as a clerical assistant and teacher aide, later becoming the librarian.

In 1980 she was appointed by the Girl Guide association as the Southland provincial outdoor instructor, holding this position for 29 years, as well as being the district and division commissioner during this time.

Mrs Naylor also looked after the school pool and was co-ordinator of the Garston Trail Bike Rids fundraiser for 40 years.

In 1993 she began a 32-year term as a trustee for the Athol Gallery Trust, and was a first responder for St John and the Garston Fire Brigade for 15 years.

She rolled up her sleeves and mowed the Garston cemetery, Presbyterian and Catholic church lawns for 25 years, as well as managing Garston postal services for 24 years.

Mrs Naylor was appointed as a justice of the peace in 2017.

She has been a driving force in countless community projects, including the Athol and Garston welcome signs, the Garston Peter Rabbit thinking seat, the Athol Anzac memorial seat, and Garston's Russell Glendinning memorial seat.

Pam's husband Peter received his own Community Service Award in 2022.



### Community Service Award – Rural Women New Zealand Forestry Scheme (Southland)

The pioneering spirit of the Rural Women New Zealand Forestry Scheme (Southland) Inc was celebrated on Saturday 28 May 2026..

Part of Rural Women Southland Interprovincial, the group's extensive contribution to the development of a productive forestry was formally recognised with the presentation of a Community Service Award from Southland District Council and the Northern Community Board.

Southland Mayor Rob Scott said he was honoured to recognise the “incredible dedication” of those involved.

“These ladies work tirelessly as volunteers getting things organised and done, without claiming recognition – all for the benefit of our Southland community,” he said.

“This honour bestowed extends far beyond the current members and is testament to the efforts of many since its inception 78 years ago.”

Approximately 90 hectares of bare land near Dipton was donated by George Hamilton and his brother, former Wallace MP Sir Adam Hamilton, in 1948 and a committee of 13 members was formed for an inaugural meeting on 4 February 1949.

Undeterred by perceived societal roles of the era, the group developed, harvested and replanted the forestry.

“Most of the menfolk at the time felt that women were unable to run a forestry but they persevered, even planting seeds and propagating fir trees,” the citation from Southland Interprovincial Rural Women NZ said.

Nowadays the forest is run by dedicated volunteers, employing Log Marketing to advise on tasks such as milling, spraying and pruning.

Income from the milling of trees is distributed to the 13 Southland branches and ultimately returned to the Southland community, helping with a vast range of local services, including swimming pools and lessons, coastguard, Hospice Southland, Ronald McDonald House Southland, St John, health shuttles and outings for children.

Part of the forest was identified within a QEII wetland in 1984, protecting the land in perpetuity.

Life member Ann Irvine, who served 22 years as secretary of forestry, took on a new role as wetland facilitator, organising trips for spraying, planting new trees and cutting tracks with her team of trusty volunteers.

A project to mechanically remove willows along the stream with the aim of lowering the flood risk to neighbours is currently under way and grants from Environment Southland applied for.

At the helm as president for the past seven years, Rhonda Symons has done a stellar job running the forestry operation – everything from liaising with neighbours about access for milling trees to organising hunters to control the wild pig population.

A life member since 1978, Heather Smith has held many positions in her local branch, serving as president and secretary of Interprovincial Rural Women and, for many years, treasurer of forestry. She can be relied on to produce facts and figures relating to the forest and wetlands.

The trio have been working on a new constitution for the forestry, which is nearing completion because of their dedicated efforts.



## Community Service Award – Shirley McCully

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Ask anyone who knows Shirley McCully and they'll tell you she puts her heart and soul into everything she does. And she has done plenty.

The busy Scotts Gap volunteer received a Community Service Award in Otautau on Thursday 2 April 2026 from Southland District Council and the Wallace Takitimu Community Board.

Presenting the award, Mayor Rob Scott said Mrs McCully was one of those “incredible” Southland heroes who worked behind the scenes to make their communities better places.

Mrs McCully, who is on the St John area committee in Otautau, has been the health shuttle co-ordinator for eight years. It is a busy role. The health shuttle takes people in western Southland to medical appointments across the region, and she often drives the shuttle, taking on extra trips if no other driver is available.

She is regarded as an excellent support person for new volunteer drivers and as the co-ordinator she contacts clients and drivers to work out the pick-up schedule on an almost daily basis.

For around six years she also spent many hours working for civil defence in the area.

Born in Ohai, Mrs McCully has lived in Scotts Gap since her marriage to husband Grattan in 1974. A busy farmer's wife, raising a family of three, she still managed to take her turn as the first female president of the local hall committee, be a parent helper on Otautau School camps and step up to help with other community activities.

She supported Girl Guides and Scouts, was a member of Lionesses and served on the Otautau Sports Complex committee. She has been part of Cancer Society Daffodil Day and served on numerous other committees.

When outdoor bowls was run in Otautau she was an active player and is past president of ladies' bowls. For a long time Mrs McCully organised the winter bowls competition. She has also been an official for Central-Western tennis and netball.

Mrs McCully thanked her husband Grattan and family for their support that enabled her to be so heavily involved in the community. “I've always believed that if your children are involved in something you need to be involved as well,” she said.

Wallace Takitimu Community Board chair Tony Philpott thanked Mrs McCully on behalf the community, saying “these awards aren't given, they're earned.”



## Community funding

### Other funding opportunities and allocations

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Applications for the following grants closed on 31 March 2026:

- District Initiative Fund
- Sport NZ Rural Travel Fund
- Creative Communities Scheme

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

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#### 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

### Sustainable funding workshop

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Community Trust South is organising a Sustainable Funding Workshop. It will be on Wednesday 22 April, 9.30am-1.30pm, in either Winton, Lumsden or Gore, depending on registration demand.

The Sustainable Funding Workshop will be hosted by Exult and is packed with practical ideas to help your organisation work towards sustainable funding, developing a funding strategy and planning to achieve your strategy.

It will explore:

- the 7 key income streams for clubs and community organisations
- the difference between donations, sponsorship and grants
- why fundraising activities are still an important part of the mix
- how to increase your income by doing what you already do, but doing it better.

The workshop is free for organisations within the Community Trust South area.

Visit

[https://communitytrustsouthoffice.smartygrants.com.au/regionalsustainablefundingworkshop?fbclid=IwZXh0bgNhZW0CMTAAYnJpZBExcG9PUTRtbmRORlpkZndkTXNydGMGYXBwX2lkEDIyMjAzOTE3ODgyMDA4OTIAAR6zuHdTf4xg44zc2sz0ml3nfd94c0gJs0VfQOISVRRmc9Ouj9XLUIEAnhC9g\\_aem\\_3c9FLrwhV2C4gJBohGAhTg](https://communitytrustsouthoffice.smartygrants.com.au/regionalsustainablefundingworkshop?fbclid=IwZXh0bgNhZW0CMTAAYnJpZBExcG9PUTRtbmRORlpkZndkTXNydGMGYXBwX2lkEDIyMjAzOTE3ODgyMDA4OTIAAR6zuHdTf4xg44zc2sz0ml3nfd94c0gJs0VfQOISVRRmc9Ouj9XLUIEAnhC9g_aem_3c9FLrwhV2C4gJBohGAhTg) to register.



## 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.



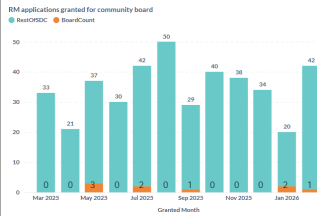


Tuatapere Te Waewae Community Board

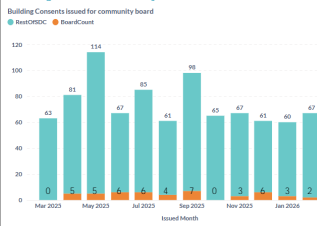
Tracker – ongoing

Orepuki water tower – accountability complete.  
 Tuatapere railway station – seventh report received, and repair works are progressing on target.  
 Clifden Hall – community consultation will happen during LTP process.  
 Oravia Hall status – community updates held and looking into partial reopening by Anzac.  
 Greenheart Reserve – bat check to be done and contractor to be advised.  
 Monkey Island – community updates held and report for proposed repair and refurbishment in process.  
**Priorities**  
 The railway station project.  
 Oravia Hall repairs.  
 Monkey Island.

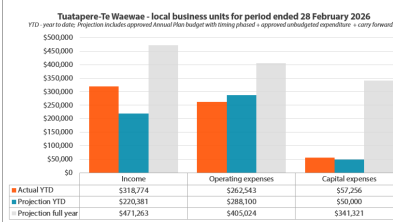
Resource consents granted by month



Building consents issued by month



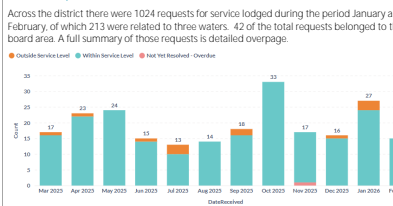
Local Budget Information



Budget notes

Income is \$98k (45%) over projection. This largely relates to the timing of the Better off Funding for the Tuatapere Historic Railway Station (\$101k over projection) and Waka Kotahi/NZTA funding for footpaths (\$3k under projection) both of which are received as the projects progress.  
 Operating expenses are \$26k under projection (9%). Two projects are showing as over projection due to the phasing of the budget until later in the year, these are the grant for the Tuatapere Historic Railway Station (\$102k) and the Tunatuna pump track (\$2k). The Tuatapere Hall project is \$23k under projection and the Orepuki Hall maintenance project is \$20k under projection, both also due to the timing of the budgets and with some Orepuki Hall costs being classified as capital expenses.  
 General maintenance codes are overall \$61k under projection as general maintenance has a reactive component. Tree and Hedge is \$23k under projection and footpaths are \$5k under projection with minimal costs received in these areas. Insurance is \$5k under projection due to actual costs being less than budgeted. Oravia Hall is showing as \$7k over projection due to work in relation to the accident, this is hoped to be recovered from insurance. 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 \$7k (15%) over projection due to costs from the Orepuki Hall project being capital expenses whilst the budget is in operating expenses.

Service requests



Local project update

Activity	Name	Current Phase	Current Progress	Budget actual ytd
COMMUNITY FACILITIES	Monkey Island - Shelter area development (stage 2)	Pre-delivery phase	Off track	\$386,810 \$8,950 P-10842
A proposal for repair has been presented to the community board and the local Orepuki community. Once feedback is assessed then a report will go to the board for recommendation and to Council for approval.				
COMMUNITY FACILITIES	Tuatapere historic railway station	Delivery phase	On track	\$196,962 \$151,330 P-11091
A seventh progress report has been received from the Trust. Three major project activities have been completed in this period. They are the installation of double doors, the completion of bitumen work, and the laying of railway lines and installation of the existing cars along with an engine.				
COMMUNITY FACILITIES	Orepuki Hall - Handrails and minor maintenance	In Progress	Off track	\$20,000 \$6,638 P-11443
Request for quote for remaining work has been released, and responses will be evaluated early April.				
COMMUNITY FACILITIES	Tuatapere Hall - Remove chimneys and structural report	Pre-delivery phase	On track	\$23,280 \$0 P-11444
Tender has been released with submissions due back in at end of March. Evaluation to be scheduled early April.				
COMMUNITY FACILITIES	Tuatapere library - Exterior repaint	Delivery phase	On track	\$20,000 \$20,000 P-11446
Work has been completed and payment to be finalised.				
PUBLIC TOILETS	Tuatapere Half Mile Road playground - New toilet	Delivery phase	On track	\$236,336 \$183,150 P-10657
Powermet communicating with contractor electrician for a connection date. No estimated timeline.				
WATER SUPPLY	Eastern Bush water supply upgrade - Stage 1	Pre-delivery phase	Monitor	\$412,500 \$67,937 P-10007
Recent drilling results found a better bore source for the source water, negating the need for a river intake. Final design will now continue and will look to go to tender in 2026/27 period.				

Service contracts	Requests for service summary																																												
<p>Water and wastewater services operation and maintenance</p> <p>The 23/01 Operations and Maintenance Contract continues to operate across the Tuatapere Te Waewae Community Board area. Water and wastewater services across the area have continued to operate well with what would be considered a normal number of service requests being received by Council and Downer.</p> <p>During December 2025, Council completed an upgrade of the UV disinfection system and filters at the existing water treatment plant on Elder drive. In January 2026, the upgrade ensured the plant is fully compliant with current drinking water regulatory requirements set by Taumata Arowai.</p> <p>Mowing contract</p> <p>The mowing level of service continues to demonstrate measurable improvement. A recent site drive-around was undertaken with the contractor's manager, providing an opportunity to review and reinforce the required service levels as specified within the contract. The discussions were constructive and positively received.</p> <p>Progress has also been made in relation to edge and boundary spraying, with current performance increasingly aligning with the expected standards of service.</p> <p>Contractor managers are continuing to work collaboratively with contract partners to ensure all areas consistently achieve the prescribed levels of service, in preparation for the commencement of the new contract on 1 July 2026.</p> <p>Walmea Alliance</p> <p>January was a slightly shorter month due to the Christmas and New Year break. The break had minimal callouts which was great. The crews come back refreshed and were straight into their work.</p> <p>The premix crew continued with their 2026/2027 pre-resal repairs and are well over halfway through their programme. The stabilisation crew has completed 100% of their 2026/2027 pre-resal program. The water channel cleaning has not yet started as the drainage crew have been continuing the culvert install programme. They started the first two weeks back completing the Borland Road culvert replacement and a couple of other small jobs while over that way and then moved over to Wilander Downs road for the central contract.</p> <p>Spraying started on the roadside spraying that will continue into February. Both graders had a slower start with both operators taking the extra week after the break to have a real fresher up.</p> <p>The cyclic truck had an extra university student in with him for the month as an extra set of eyes and to help with the bigger jobs. The crew completed two reasonably bigger tasks in the ATMCT by pouring a pad for the new "Fix it Stand" and then moved a section of the trail up at Parawa Road.</p>	<table border="1"> <thead> <tr> <th>REQUEST TYPE</th> <th>COUNT</th> </tr> </thead> <tbody> <tr><td>Community facilities - halls - repairs/maintenance</td><td>1</td></tr> <tr><td>Parks and reserves - playground repairs/maintenance</td><td>1</td></tr> <tr><td>Parks and reserves - repairs and maintenance</td><td>1</td></tr> <tr><td>Streetscape - vegetation</td><td>1</td></tr> <tr><td>Toilets - cleaning, repairs and maintenance</td><td>2</td></tr> <tr><td>Water structures - repairs/maintenance</td><td>1</td></tr> <tr><td>Community housing - current tenant enquiries</td><td>1</td></tr> <tr><td>Community housing - repairs and maintenance</td><td>3</td></tr> <tr><td>Council property enquiry</td><td>1</td></tr> <tr><td>Paper roads</td><td>2</td></tr> <tr><td>Culverts blocked - rural</td><td>1</td></tr> <tr><td>Flooding roads</td><td>2</td></tr> <tr><td>New sign requests (where none existed before)</td><td>1</td></tr> <tr><td>Gravel road faults</td><td>7</td></tr> <tr><td>Sealed road faults</td><td>1</td></tr> <tr><td>Street lights out</td><td>4</td></tr> <tr><td>Transport general enquiries</td><td>7</td></tr> <tr><td>Vegetation rural (overgrown or visibility issues)</td><td>2</td></tr> <tr><td>Water and waste general</td><td>2</td></tr> <tr><td>Wheelle bin new/additional</td><td>1</td></tr> <tr><td><b>Total</b></td><td><b>42</b></td></tr> </tbody> </table>	REQUEST TYPE	COUNT	Community facilities - halls - repairs/maintenance	1	Parks and reserves - playground repairs/maintenance	1	Parks and reserves - repairs and maintenance	1	Streetscape - vegetation	1	Toilets - cleaning, repairs and maintenance	2	Water structures - repairs/maintenance	1	Community housing - current tenant enquiries	1	Community housing - repairs and maintenance	3	Council property enquiry	1	Paper roads	2	Culverts blocked - rural	1	Flooding roads	2	New sign requests (where none existed before)	1	Gravel road faults	7	Sealed road faults	1	Street lights out	4	Transport general enquiries	7	Vegetation rural (overgrown or visibility issues)	2	Water and waste general	2	Wheelle bin new/additional	1	<b>Total</b>	<b>42</b>
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2026 Community Board calendar

JANUARY 2026	FEBRUARY 2026	MARCH 2026	APRIL 2026	MAY 2026	JUNE 2026	JULY 2026	AUGUST 2026	SEPTEMBER 2026	OCTOBER 2026	NOVEMBER 2026	DECEMBER 2026
	3 February - board workshops and meeting	9 March - board workshop and extraordinary meeting	14 April - board meeting	5 May - board workshop	2 June - board meeting	7 July - board workshop	4 August - board meeting	1 September board workshop	6 October 2026 - board meeting	3 November - board workshop	1 December - board meeting
	10 February - board tour				Community Partnership Fund allocations		Community Partnership Fund applications close 31 August	Community Service Award nominations close 30 September			Scholarships and bursary applications close 20 December
		Community Partnership Fund, District Initiative fund, Creative Communities Fund, Sport New Zealand Rural Travel Fund applications close 31 March						Community Partnership Fund, District Initiative fund, Creative Communities Fund, Sport New Zealand Rural Travel Fund applications close 30 September			

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## Chairperson's Report

Record no: R/26/4/109715  
Author: Rachael Poole, Committee advisor  
Approved by: Robyn Wise, Governance legal manager  
Report type: Information

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### 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 Tuatapere Te Waewae Community Board:

- a) notes the information contained in the report.

### Chairperson update

- 3 Life continues to be very busy in our little neck of the woods! Since the last Chairperson's report more exciting events have taken place including:
  - The Waiau A and P Show on the 14th February.
  - The New World Sausage Capital Event on the 26th February.
  - The Tuatapere Swimathon on the 27th/28th February and the Waiau Swimming Club Championships on the 28th March.
  - The Wool and Craft Day at The Den on the 18th March.
  - The Great Tuatapere Rubber Duck Race Event on 28th March.
  - The Southern Scooter Challenge from Invercargill to Te Anau which stopped at Orepuki for morning tea and at Tuatapere for lunch.All these events were very successful and fun occasions for locals and visitors.
- 4 It's great to see a new business operating in Tuatapere. Luke, Francine and Winnie Wikstrom have opened up a laundrette business which will hopefully be very successful for them.

Community Board activities have included:

- Our Community Board tour on the 10th February.  
Thanks to all of those able to attend. The programme included observation of Elder Drive 'at risk' trees with Jono Airey of Department of Conservation in attendance. An email from Jono to me indicated that contractors would fell the troublesome trees on the 30th March. I have emailed Jono to inform him that there has been no obvious activity as yet.

It was good to touch base with Phil Symons of the Clifden Bridge Planting Group. Observation of the Clifden Caves site and discussion about the best location for a safer car park alternative was productive. Eastern Bush Community Centre is a tidy, well maintained space for its small community. Meeting up with members of the Blackmount Committee and Monowai Services Society was a positive and informative gathering.

- The SDC book bus visits to Orepuki continue to be very popular and well attended by locals monthly.
- The TunaTuna Track received good use over the period of its installation.
- It was exciting to see the installation of an engine joining the wagon fleet at the Tuatapere Railway Precinct. This project continues to receive many positive remarks. Well done to all concerned. We are all proud of your wonderful efforts!
- The new red door at the Memorial Library is great and very welcomed after a bumpy journey to completion.
- The new playground toilet has been opened and, again, is welcomed by all.
- Thank you to those who attended the Local Government Commission led meeting on the 18th March on the Southland Reorganisation of Local Government process.
- Thank you to those who attended the meeting held with Orawia residents re future plans for the refurbishment of the Orawia Community Centre. Thank you also to those who attended the meeting with Orepuki residents re plans for the refurbishment of the Monkey Island Shelter. Both meetings were held on the 24th March and both were well attended and positive. Thank you to the staff who took the time to travel out and communicate with the people most affected by these projects.

- 5 Over the past few months the concern of Tuatapere locals has grown in regard to the danger of car parking outside Tui Base Camp on Gillies Street limiting access for our Fire Brigade and other vehicles. The latest concerned citizen sent a photo of a tour bus parked directly outside Tui Base Camp and a car parked on the other side of the road hugely affecting the passing access space and visibility.
- 6 I have emailed and discussed the urgency of this issue with the roading team at Southland District Council and asked that, instead of waiting for the roading by-law process that some urgent measures are taken promptly. This has been an issue raised over several years and I believe it warrants action as soon as possible.
- 7 The next meeting of the Tuatapere Te Waewae Community Board will be held on 2 June 2026.

#### Attachments

There are no attachments for this report.

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

Recommendation

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

9.1 Community facilities contracts

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:

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
Community facilities contracts	s7(2)(b)(ii) - the withholding of the information is necessary to protect information where the making available of the information would be likely unreasonably to prejudice the commercial position of the person who supplied or who is the subject of the information.  Decision on awarding contract.	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.