



Agenda

Stewart Island/Rakiura Community Board

Thursday, 11 June 2026, 9.45am
Stewart Island Pavilion, Ayr St, Oban



Chairperson
Deputy chairperson
Members

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

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

Additional roles of boards

Community wellbeing

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

Community leadership

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

Engagement and relationships

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

Advocacy

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

Local activities

For local activities

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

Environmental management and spatial planning

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

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

	<p>Community spaces and roads</p> <ul style="list-style-type: none"> a) authority to decide upon requests from the community, regarding names of open local spaces and the placement of structures and commemorative plaques. b) authority to decide on the name of public roads, private roads and rights of way <p>Community assistance</p> <ul style="list-style-type: none"> a) establish a system for prioritising allocations, based on criteria provided by Council b) grant funds from the Community Partnership Fund c) allocate bequests or grants generated locally, consistent with the terms of the bequest or grant fund. <p>Northern Southland development fund</p> <ul style="list-style-type: none"> a) the Northern board can make decisions regarding funding applications to the Northern Southland development fund.
LIMITS TO DELEGATIONS	<p>Boards have no financial or decision-making delegations other than those specifically delegated by Council.</p> <p>Boards shall only expend funding on purposes for which that funding was originally raised and in accordance with the budgets approved by Council through its long term plan or annual plan.</p> <p>In accordance with the provisions of section 39(2) of Schedule 7 of the Local Government Act 2022 the board may not incur expenditure in excess of the approved budget.</p> <p>Matters that are not delegated</p> <p>Council has not delegated to boards the power to:</p> <ul style="list-style-type: none"> a) make a rate or bylaw b) acquire, hold or dispose of property c) direct, appoint, suspend or remove staff d) engage or enter into contracts and agreements and financial commitments e) institute an action for recovery of any amount f) issue and police building consents, notices, authorisations and requirements under acts, statutes, regulations, bylaws and the like; 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.
CONTACT WITH MEDIA	<p>The board chairperson is the authorised spokesperson for the board in all matters where the board has authority or a particular interest.</p> <p>Board members, including the chairperson, do not have delegated authority to speak to the media or outside agencies</p>

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

Levels of service is a term in asset management referring to the quality of a given service. Defining and measuring levels of service is a key activity in developing infrastructure asset management plans. Levels of service may be tied to physical performance of assets or be defined by customer expectation and satisfaction.

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

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

1 Opening

The chair will open the meeting.

2 Apologies

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

3 Leave of absence

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

4 Conflict of interest

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

5 Additional agenda items

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

6 Confirmation of minutes

[Minutes](#) of the Stewart Island/Rakiura Community Board Meeting held on 09 April 2026.

7 Public participation

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

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9 Closure

The chair will close the meeting.



Summary of reports

	Report name	Purpose	Report type	Page
8.1	Community update	This report offers community agencies an opportunity to present updates to the community board.	Information	23
8.2	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	25
8.3	Councillor update	This report is to provide the community board with an overview of the matters that have been considered at Council meetings from 1 April 2026 to 13 May 2026.	Information	43
8.4	Price increase power usage charges	The purpose of this report is for the Stewart Island\ Rakiura Community Board to recommend to Council to approve predefined trigger points to increase the kWh tariff charged by SIESA based on average diesel pricing.	Recommendation	47
8.5	Proposed district funded project programmes 2026/2027	<p>The purpose of this report is to update the Stewart Island/Rakiura Community Board (the board) on proposed district funded community facilities projects planned for delivery in the 2026/2027 financial year.</p> <p>District community facility projects relate to district reserves, community housing, toilets, offices, buildings and cemetery work.</p> <p>This report provides district funded community facilities project summaries for the board's knowledge and comment, should it wish to do so.</p>	Information	53

		The board decided not to proceed with any new 2026/2027 locally funded community facility projects at its 9 th December 2025 meeting. Some local community facilities projects from the 2025/26 year are likely to continue into the 2026/27 year.		
8.6	Chairperson's Report	<p>The purpose of this report is for the chair to update the board on activities they have been involved with since the previous meeting.</p> <p>Board members are also able to provide an update on any recent events and issues of relevance and interest to the community board.</p>	Information	67



Minutes

Stewart Island/Rakiura Community Board

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

PRESENT

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

APOLOGIES

IN ATTENDANCE

Committee advisor	Kirsten Hicks
Community partnership leader	Karen Purdue

1 Opening

The Chairperson opened the meeting.

2 Apologies

There were no apologies.

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 Cr Jon Spraggon/Daniel Meads

That the Stewart Island/Rakiura Community Board confirms the minutes of the meeting held on 12 February 2026 as a true and correct record of that meeting.

That the Stewart Island/Rakiura Community Board confirms the minutes of the Extraordinary meeting held on 12 March 2026 as a true and correct record of that meeting.

Carried

7 Public participation

Katherin Bradford Culp spoke to the Board (via Teams) about StoryMap.

Reports

8.1 Community update

Record No: R/26/3/103977

There were no speakers in Community update.

8.2 Councillor update

Record No: R/26/3/108361

Report presented by Councillor Jon Spraggon.

This report was 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.

Cr Spraggon spoke about waste management, and the fact that the Stewart Island operation is being considered in conjunction with the greater Southland district.

Resolved

Moved Cr Jon Spraggon/Mike Douglass

That the Stewart Island/Rakiura Community Board:

- a) notes the information contained in the report.

Carried

8.3 Community board reporting

Record No: R/26/3/106911

Report presented by Community partnership leader, Karen Purdue.

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

Matters of further discussion included:

- Visitor levy subcommittee membership
- information panels
- Miro Crescent staff house
- sewer ponds sludge removal
- concern regarding the state of roads prior to resealing
- request for an update on the Ulva Island wharf.

Resolved

Moved Daniel Meads/Andrea Young

That the Stewart Island/Rakiura Community Board:

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

Carried

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

Record No: R/26/3/106912

Report presented by Community partnership leader, Karen Purdue.

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

Resolved

Moved Mike Douglass/Emma Simpson-Boyce

That the Stewart Island/Rakiura Community Board:

- a) notes the information contained in the report.
- b) notes that the matter or decision in this report is assessed as being of some importance but not significant based on Council's Significance and Engagement Policy and therefore is not considered significant.
- c) determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.
- d) agrees to the submission of an application of \$100,000 to the Stewart Island/Rakiura Visitor Levy Fund to start the process of redeveloping the Golden Bay wharf.
- e) agrees to the submission of an application of \$10,000 to the Stewart Island/Rakiura Visitor Levy Fund for interpretation panels
- f) delegates authority to the Stewart Island/Rakiura Community Board chair to approve any changes to the application before submission.

Carried

8.5 Financial review for period ended 28 February 2026

Record No: R/26/3/107777

Report presented by Finance business partnering lead Susan McNamara.

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

The board asked what the amount of \$5596 in Financial contributions could be utilised for?

Resolved

Moved Daniel Meads/Mike Douglass

That the Stewart Island/Rakiura Community Board:

- a) notes the information contained in the report.

Carried

8.6 SIESA fuel unbudgeted expenditure

Record No: R/26/3/108153

Report presented by Finance business partnering lead, Susan McNamara.

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

The board noted that the proposed unit increase is temporary, and may need adjustment in the near future. Due to the required process for notifying consumers, price increases will start in June 2026.

Resolved

Moved Cr Jon Spraggon/Daniel Meads

That the Stewart Island/Rakiura Community Board:

- a) notes the information contained in the report.
- b) notes that the matter or decision in this report is assessed as being of moderate importance but not significant based on Council's Significance and Engagement Policy with no engagement as the expenditure is needed to maintain the existing generation capacity.
- c) determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.
- d) recommends to Council to approve unbudgeted expenditure of \$250,000 for increased fuel costs during 2025/2026 to be funded from SIESA reserves.
- e) recommends to Council to approve the increase in the price per kWh by an additional 4 cents per unit.

Carried

8.7 Proposed endorsement of the Golden Bay Masterplan

Record No: R/26/3/107169

Report presented by Community partnership leader, Karen Purdue.

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

Resolved

Moved Aaron Joy/Daniel Meads

That the Stewart Island/Rakiura Community Board:

- a) notes the information contained in the report.
- b) notes that the matter or decision in this report is assessed as being of moderate importance but not significant based on Council's Significance and Engagement Policy and therefore is not considered significant. The assessed level of significance indicates that the community is kept informed of the decision made in this report.
- c) determines that it has complied with the decision-making provisions of the Local Government Act 2002 to the extent necessary in relation to this decision; and in accordance with Section 79 of the act determines that it does not require further information, further assessment of options or further analysis of costs and benefits or advantages and disadvantages prior to making a decision on this matter.
- d) endorses the Golden Bay masterplan.

Carried

8.8 Chairperson's Report

Record No: R/26/1/1235

Report presented by Chairperson Aaron Conner.

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

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

Matters of discussion include:

- Boat park – Members would like to know how the roading bylaw which affects parking is progressing? It was suggested that the area be coned off following sealing, and before painting, to prevent the area being used. Also any random objects which have been placed on the church land (which backs onto the boat park) need to be removed.
- Energy/electricity – The pressure is on to get this project moving. The application for Government funding has been sent. It is hoped to fast track this process. Change of land ownership and subdivision is currently underway. Resource consent was lodged this week. There is some concern regarding the presence of a stag beetle onsite. A tender

is out for clearing the site. The tender for installation of the solar farm has been signed but not yet announced.

- Butterfield Beach – a toilet for this area needs to be added to the annual/long term plans.
- Leonard Street traffic calming – the board would like to see the painted option applied.
- Predator Free Rakiura update – following the completion of carcass monitoring, the restrictions for meat taking have been lifted. There is no further on-ground work planned for this year.
- Traill Park – Heath Allen is to build new goal posts. The storage room has been emptied of traps. It would be useful to have storage shelves and more secure doors installed. These would be used by Emergency Management (who will be attending the next workshop). There needs to be a new Community Response plan.
- Golden Bay Road walking track – this will be discussed with the Stewart Island Rakiura Visitor Levy subcommittee on 4 May.
- Stewart Island News article – This will mention that the parking bylaw draft is out for consultation, sealing, traffic enforcement, and information panels.
- Mowing – a contract change will be in force 1 July 2026.
- Pavilion acoustics are very poor, despite the best efforts of IT. Should the board meet in a different venue?
- Board email addresses – only some boards have been loaded.
- Next meeting – Thursday 11 June, 9.45am at the Pavilion.

Resolved

Moved Chair Aaron Conner/Daniel Meads

That the Stewart Island/Rakiura Community Board:

- a) notes the information contained in the report.

Carried

The meeting closed at 10.47am

Confirmed on

Community update

Record no: R/26/5/119878
Author: Kirsten Hicks, Committee advisor
Approved by: Kirsten Hicks, Committee advisor
Report type: Information

Purpose

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

Staff recommendations

That the Stewart Island/Rakiura Community Board:

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

Staff recommendations

That the Stewart Island/Rakiura Community Board:

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

Attachments

There are no attachments for this report.

Community board reporting

Record no: R/26/5/121531
Author: Karen Purdue, Community partnership leader
Approved by: Sam Marshall, Group manager customer and community wellbeing
Report type: Information

Purpose

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

Staff recommendations

That the Stewart Island/Rakiura Community Board:

- a) notes the information contained in the report.

Attachments

- A Stewart Island Rakiura community leadership report - 11 June 2026 [↓](#)
- B Stewart Island Rakiura operational report - 11 June 2026 [↓](#)
- C Great South accommodation audit 2026 [↓](#)



What's happening in your area

Rakiura solar farm construction

The road towards Stewart Island Rakiura's energy solution celebrated a significant milestone on Friday 22 May 2026 when the first sod was turned at the site of the island's new solar farm.

Associate Minister of Regional Development Mark Patterson and Southland District Council Mayor Rob Scott shared the ceremonial honours, joined by a group of about 40 island residents, dignitaries, contractors, and stakeholders.

Mayor Scott placed a small sod of turf into a jar and told the group he would replace it in the ground when the project was completed.

"This project isn't about fixing something that's broken," he said later at a well-attended community meeting at the Pavilion. "It's about building on what's already here.

"It's not my project, it's not the minister's project, it's your project."

Minister Patterson told the audience it was "a really significant day for this community".

"The majesty of living in this extraordinary place does come with a cost."

The "uncomfortable truth" was that running off diesel generators for its electricity was not how the government saw the future for Stewart Island Rakiura. Regional Public Service Commissioner Steph Voight said the connection between people and environment was felt deeply on the island.

"Today we celebrate partnership, progress ... and a future that doesn't rely on diesel."

Today's events mark the beginning of construction of the solar farm, at the site of the former gun club on Airport Road. The 2-hectare site will accommodate an estimated 3,000 solar panels.

The Rakiura Energy Solutions project has been exploring options since 2023 to reduce Stewart Island's reliance on diesel generators to produce electricity. A total of 494 permanent connections receive their power from the Stewart Island Electrical Supply Authority (SIESA) but the cost of diesel means island consumers currently pay 89 cents per kilowatt hour, around 240% more than mainland New Zealanders pay for electricity.

The project is designed to improve the resilience and robustness of the electricity distribution network, lowering electricity costs for island power consumers, reducing their exposure to dramatic diesel cost fluctuations, and stimulating the local economy. The target is to reduce use of diesel by up to 75%.

The project is being run by Southland District Council, working with the Stewart Island Rakiura Community Board, and the SIESA operations and maintenance contractor NZ Energy.

Infratec, which will build the solar farm, aims to have it commissioned in January 2027.

General manager development and delivery Chris Service spoke about Infratec's track record in building micro-grid solar/battery plants in New Zealand and Tonga.

"It's a pretty exciting project for us ... we're really keen to take you on the journey with us."

Mayor Scott acknowledged the support of Invercargill MP and Cabinet minister Penny Simmonds, and Conservation Minister Tama Potaka, and spoke passionately about the contribution of former Stewart Island Rakiura district councillor Bruce Ford, who instigated the search for an energy solution for the island many years ago.

In June 2025 the government announced a suspensory loan of up to \$15.35 million from its Regional Infrastructure Fund, administered by Kānoa - Regional Economic Development and Investment Unit, enabling the first stage of the project to proceed. This comprises an initial 2-megawatt solar farm with 4-megawatt battery, plus network upgrades.

Electricity generated by the solar panels will be fed directly into the network and batteries, supplementing the current diesel generators which will power up when required to meet excess demand. Once stage one of the project is completed, transition between solar and diesel-generated supply of electricity will be seamless. The batteries will have the capacity to store at least six hours' worth of the current average amount of energy needed by the island.



Community partnership fund

The current round of funding for the Stewart Island/Rakiura community partnership fund closes on 31 October 2026.

Stewart Island Visitor Levy

Applications for the Stewart Island Visitor Levy fund have closed. Five applications were received and an allocation meeting was held 4 June 2026.

Community Funding

Creative Communities Scheme

Applications to the Creative Communities Scheme were considered on 30 April 2026. The following grants were awarded:

- | | |
|---|---------|
| • Cathy Irons – Douce Ambience concerts | \$1,000 |
| • Southern Cancer Society – Bag of Hope project | \$600 |
| • Chloe Hamilton – costume life drawing classes | \$300 |

• Te Hikoi Museum – Art Challenge exhibition	\$1,691
• Fiordland Camera Club – photography workshop	\$500
• Te Anau Waitangi Day Charitable Trust – 2027 event	\$2,000
• Riversdale Arts – mixed media exhibition art stands	\$1,500
• Fiordland Performing Arts – Matariki star search	\$1,500
• The Lodge 223 – Arts on Tour Tempestuous show	\$750
• Humorous Arts Charitable Trust – workshop	\$500
• Caninspire Charitable Trust – beading workshops	\$750
• Tuatapere District Promotions – Ore & Orepukei display	\$1,300
• Toi Rakiura – Stewart Island concerts	\$1,500
• Northern Southland Community Resource Centre – Anna van Riel workshops and concerts	\$1,500
• Te Anau Ukulele Festival 2026	\$2,531

Other funding opportunities

Applications for the following grants closed on 31 March 2026:

- District Initiative Fund
- Sport NZ Rural Travel Fund.

Applications to the above funds will be considered at the 10 June 2026 Council meeting.

Council department updates

Governance

Things that may be of interest to the board include:

- a register of elected members' interests will soon be completed, circulated and made publicly available
- the communication payments to elected members will be made in June (this payment contributes to costs elected members incur in their role, such as broadband and printing costs)
- the Akona platform continues to have some really interesting learning modules available for elected members. Feel free to login into Akona to make the most of the opportunities on offer. Current modules are on the Government's Head Start Process, collaboration in action, the fuel crisis, media in an emergency and a discussion with the Minister of Local Government.

Stakeholder updates

Great South – accommodation audit

Each year Great South audit all 279 operators who provide commercial accommodation.

While overall it's pretty stable, there is some interesting movement around camping grounds closing. Great South have questioned whether there is any correlation to freedom camping or increasing numbers of NZ Motorcaravan Association sites. This may also impact short term accommodation and more Airbnb's as occupancy is relatively high across the region indicating that there isn't enough stock but growing visitation (is coming through the HBAs).

However, while Fiordland has almost half of all rooms in the region, it is extremely seasonal which affects economic viability. Of interest, both Gore and Invercargill are looking to be making some wins on having more consistency across the year instead of peak and off-peak seasonality which SDC still has (linked to weather, when you can walk tracks etc). This has been achieved by holding events at certain times of the

year but probably more reflecting the strong economic situation at present and contractors staying to build wind farms etc.

Attached to this report is the final report for this last year's audit.

Electoral commission – working at the 2026 General Election



**Help your
community
vote**

**Register your interest to work
at the 2026 General Election.**

We want people from local communities to work in voting places and help people vote. The 2026 General Election will be held on Saturday 7 November and we're taking registrations from people who are interested in working with us.

We need people with different skills and backgrounds right across Aotearoa New Zealand.

Whether you want to work for several weeks or just on election day, there are roles for everybody, from students to experienced leaders.

For more information about the roles available, and to register your interest in working at this important event, visit work.elections.nz today.



REC 35 DL ENG TE ĀTIĀWA



Stewart Island/Rakiura Community Board

Tracker – ongoing

Ulva Island Jetty – Finalising the last design details for the replacement wharf has been delayed due to the engineer unavailability. Discussions are underway with a potential alternative engineer, the full replacement may be delayed.

Rakiura Energy Project – the first sod was turned on 22 May. Project is expected to be completed in early 2027.

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

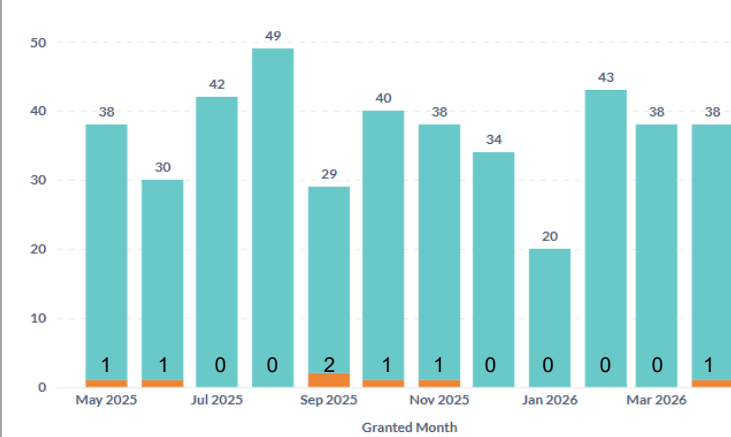
Interpretation panels – staff are waiting for further locations from the community board for the next stage.

Two applications were submitted to the Stewart Island Visitor Levy – staff will provide a verbal update after allocation meeting on 4 June.

SIESA house – an unbudgeted expenditure report is required for the work required to bring the house up to Healthy Home standards. This will be coming to the August board meeting. Quotes have been requested.

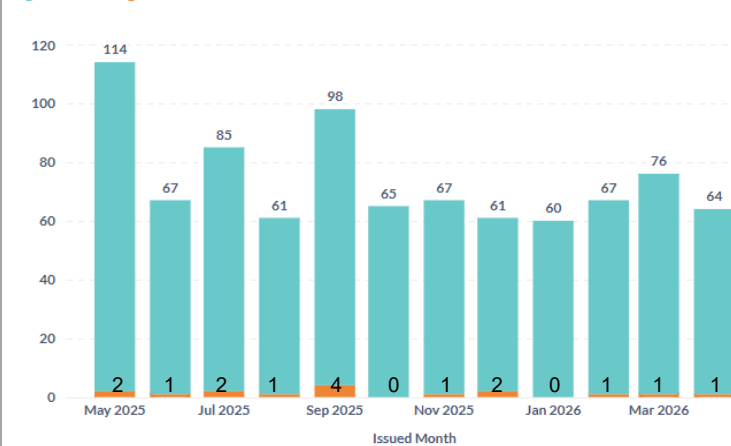
Resource consents granted

RM applications granted for community board



Building consents issued

Building Consents issued for community board

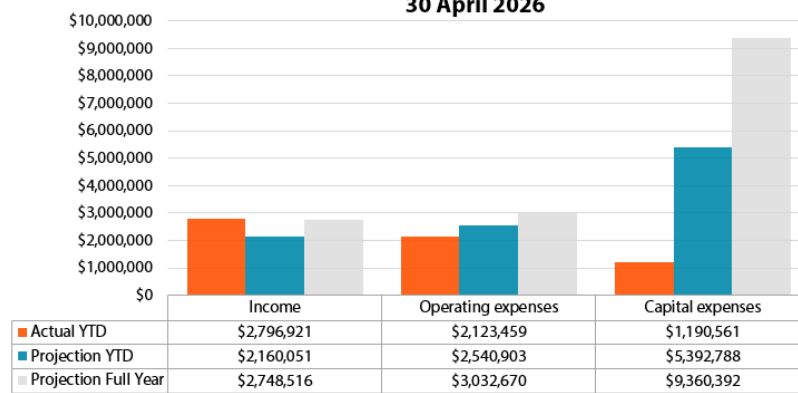


Upcoming priorities

Golden Bay walking track from the southern end of Traill Park, along Golden Bay Road to Oban and finishing at the intersection with Ayr Street – tender documents are currently being prepared.

Local Budget Information

Stewart Island/Rakiura - local business units for period ended 30 April 2026



YTD - year to date; Projection includes approved Annual Plan budget with timing phased + approved unbudgeted expenditure + carry forwards

Budget notes

Income is \$637k (29%) over projection. SIESA is over projection in operations by \$422k this is largely due to unbudgeted interest received on investments (invested grant income) totaling \$289k, of this \$250k is the return of a term deposit that will be recoded in May. This leaves \$39k interest received. The other main items over projection are electricity income due to higher kilowatts sold (\$115k) and connection fees (\$19k). \$200k of the over projection is grant funding received for the Ulva Island Wharf. Government grants for the walking track from Horseshoe Road to Butterfield Beach are \$8k over projection due to the timing of the budget and are received as work progresses. SIESA Waste Recovery is \$33k over projection as is SIESA kerbside (\$15k over projection). This is offset by the timing of Stewart Island visitor levy funding for the Dundee Street footpath loan repayments (\$16k under projection) which will be bought in as part of year end entries, licence fees (\$17k under projection) and internal grant income that is \$8k under projection in relation to the timing of the Stewart Island Visitor Levy grant for interpretation panels.

Operating expenses are \$417k (16%) under projection. The majority of this relates to SIESA operations that is under projection by \$394k largely due to fuel (\$200k), management fee (\$132k) network maintenance (\$69k), and Insurance (\$11k). This is partially offset by spend on consultants (\$5k over projection), Doubtful debts (\$5k over projection), bank charges (\$3k over projection) and vehicle repairs and maintenance (\$5k over projection). SIESA waste recovery is \$38k over projection largely due to taxable allowances and increased road freight costs. Other areas under projection include Stewart Island jetties (\$33k) largely due items under projection including consultants, general maintenance and insurance cost. Parks and reserves are overall \$8k under projection largely due to maintenance codes as general maintenance has a reactive component. Storm damage costs have not been included as we are still working through this matter with our insurers. We will keep the board updated as more information comes to hand.

Capital expenses are \$4.2million (78%) under projection largely due to the timing of the budget for the Rakiura Energy project that is \$4.1million under projection.

Other projects under projection due to the timing of the budgets are the SIESA renewal project (\$15k), the Golden Bay Walkway investigation project (\$6k), Ulva Island project (\$47k) and the refurbishment of Millers Beach (\$4k).

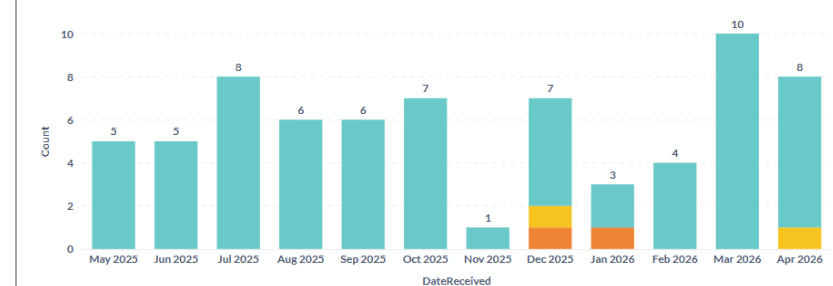
Requests for service

Across the district there were 969 requests for service lodged during the period March and April 2026, of which 207 were related to three waters. 18 of the total requests belonged to this board area. A full breakdown of those requests is detailed below.

Request Type	Count
Community facilities - halls – repairs and maintenance	1
Council property enquiry	2
Footpaths	1
Gravel road faults	1
Hazards	1
Sealed road faults	1
Street lights out	1
Transport general enquiries	5
Urban stormwater (manholes, grates)	1
Vegetation rural (overgrown or visibility issues)	1
Water and waste general	2
Wheele bin general enquiry	1
Total	18

Requests for service lodged

Customer requests, time-frame summary, by month, last 12 months



Service contracts

Water and wastewater services operation and maintenance
 The 23/01 Operations and Maintenance Contract continues to operate across the Stewart Island Community Board area. Wastewater services across the area have continued to operate as expected, with a normal number of service requests received by Council and Downer. Desludging works for the existing wastewater ponds are completed and the Contractor has disestablished from site.

Stewart Island
 Mowing is currently behind schedule due to Fulton Hogan being heavily committed to resealing works and associated preparation activities. The Contract Manager is working closely with Fulton Hogan to bring the programme back on track and is exploring options to provide additional support. We have engaged another contractor to assist Fulton Hogan during the re-sealing work.

Moturau Garden
 The garden is looking very good, and the contractor is doing an excellent job. We are still awaiting the installation of the new water tank, sitting in the car park. We have also installed cutter guard to reduce leaves entering the gutters and reduced the need for regular cleaning and maintenance.

Foveaux Alliance
 Brydone Glencoe slip site has moved again. Roading is working towards implementing reducing this section of road to one lane under a priority give way. Stabi programme continues to be delivered. Watertabling activity is underway focusing on reseat sites for 26/27. Routine tasks grading, cyclic and clearing leaves off sumps continue until final leaf drop.

Projects update

Activity	Name	Current Phase	Current Progress	Budget actual ytd
ROADS AND FOOTPATHS	Golden Bay Walkway Investigation	Pre-delivery phase	Off track	\$73,714 \$47,077 P-11075
Meeting with affected parties to consider options. Geotechnical investigations confirmed no suitable ground bearing capacity is available. No further budget available for this year.				
WASTEWATER	Multi scheme-oxidation pond de sludge	Delivery phase	In progress	\$585,102 \$530,205 P-10452
Physical works on-site are complete, contractor in process of disestablishing, some minor clean up to be done and due off-site late April. Contract will move into the DLC period.				
WASTEWATER	Stewart Island wastewater consent renewal	Pre-delivery phase	On track	\$41,610 \$25,005 P-10474
Council was granted a consent in October, it was awarded for 25 years to 2050. We have further funding 2026/2027 for any future improvement works if required.				
WATER STRUCTURE	Rebuild Ulva Island jetty	Pre-delivery phase	Off track	\$205,000 \$129,367 P-10295
Project is still pending receipt of design to enable this to move into consenting phase. This delay is putting this project at risk of non-completion before October 2026.				
SIESA	Renewable energy project	Procurement phase	In progress	\$7,750,000 \$455,783 FSIESA001
Energy works split in three – 1. Primary solar install: contracts in final stages of evaluation - 2. Site clearance: tenders closed, in evaluation – 3. Road widening: near completion.				
SIESA	Capital renewal programme	Delivery phase	In progress	\$288,150 \$177,565 P-11207
Capital works are being progressed as planned.				

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

Murihiku Southland Commercial Accommodation Snapshot

Last updated at March 2026



FIORDLAND
 1145 Rooms/Units/Apartments, 276 Dorm Beds, 698 Caravan/Camping Sites

NORTHERN SOUTHLAND
 91 Rooms/Units/Apartments, 4 Dorm Beds, 274 Caravan/Camping Sites

WESTERN SOUTHLAND
 98 Rooms/Units/Apartments, 203 Dorm Beds, 183 Caravan/Camping Sites

CENTRAL SOUTHLAND
 40 Rooms/Units/Apartments, 56 Dorm Beds, 90 Caravan/Camping Sites

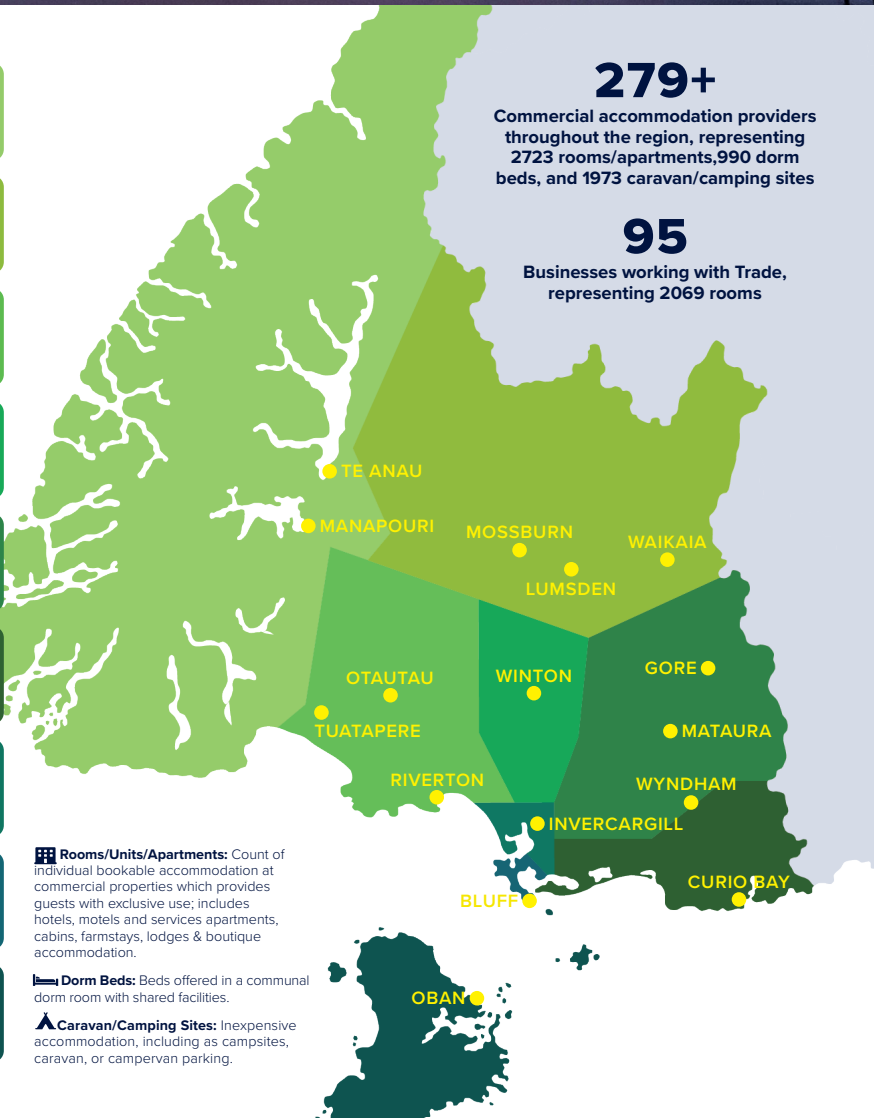
GORE/EASTERN SOUTHLAND
 150 Rooms/Units/Apartments, 189 Dorm Beds, 164 Caravan/Camping Sites

THE CATLINS
 77 Rooms/Units/Apartments, 83 Dorm Beds, 367 Caravan/Camping Sites

INVERCARGILL
 969 Rooms/Units/Apartments, 122 Dorm Beds, 156 Caravan/Camping Sites

BLUFF
 37 Rooms/Units/Apartments, 17 Dorm Beds, 17 Caravan/Camping Sites

STEWART ISLAND
 113 Rooms/Units/Apartments, 40 Dorm Beds, 24 Caravan/Camping Sites



Rooms/Units/Apartments: Count of individual bookable accommodation at commercial properties which provides guests with exclusive use; includes hotels, motels and services apartments, cabins, farmstays, lodges & boutique accommodation.

Dorm Beds: Beds offered in a communal dorm room with shared facilities.

Caravan/Camping Sites: Inexpensive accommodation, including as campsites, caravan, or campervan parking.

DISCLAIMER

This data has been consolidated to represent our 'promotable properties'. Properties have been sourced using the Accommodation Data Program (ADP) and listings on southlandnz.com, and occasional overlap with neighbouring municipal boundaries does occur. ADP presents data in 'bookable units' (which might be one apartment, one hotel room, one dorm bed or one caravan site) - we have applied their measures and definitions. This data does not include private accommodation (cottages, holiday homes (incl Airbnb), bed and breakfast), typically offering 4+ rooms. This data is intended to be used as a guide only. The information was last updated in March 2026.



Observations

Great South undertakes an annual audit of all commercial accommodation providers normally around February each year.

This last year shows that while there were 9 properties close across the region, there has been an overall increase in the number of rooms due to the opening of The Distinction hotel in Invercargill.

FIORDLAND			
2026:	1145	276	698
2025:	1139	202	656
2023:	1140	230	691

- New dormitory accommodation has been established and 76 beds have been added to the market.
- A worker accommodation facility has reopened as backpackers lodging, contributing +28 beds.
- One backpackers facility has closed, removing 2 rooms / 8 dorm beds from the market
- DOC campsites have been added since the 2025 audit, which has added 42 camping sites

NORTHERN SOUTHLAND			
2026:	91	4	274
2025:	95	4	307
2023:	106	4	333

- Reduction of 33 campsites across two campgrounds.
- Minor adjustment to hotel and motel inventory, with no real change to overall capacity.

WESTERN SOUTHLAND			
2026:	98	203	183
2025:	120	68	121
2023:	127	68	116

- One accommodation provider revised its inventory, reducing room numbers by 13 while increasing dorm capacity by 79 beds.
- One camping ground provider also adjusted its offering, with 17 rooms removed and 56 dorm beds added.

CENTRAL SOUTHLAND			
2026:	40	56	90
2025:	36	56	90
2023:	33	163	96

- One hotel/motel provider increased its inventory by three additional rooms.
- One new accommodation provider entered the market, adding a single room to overall supply.

GORE/EASTERN SOUTHLAND			
2026:	150	189	164
2025:	165	169	309
2023:	167	160	309

- Two camping grounds closed, resulting in the loss of 145 camp sites and 13 motel/hotel units from the accommodation inventory.
- One new backpacker accommodation provider opened, adding 20 dorm beds to the market.

THE CATLINS			
2026:	77	83	367
2025:	130	6	367
2023:	146	4	379

- One holiday park/campsite adjusted its inventory, removing 28 rooms and adding 30 dorm beds .
- One boutique lodge accommodation also revised its inventory, reducing room numbers by 25 while increasing dorm capacity by 45 beds.

INVERCARGILL			
2026:	969	122	156
2025:	851	61	322
2023:	825	59	322

- One campsite closed 20 units, and 60 camp sites
- One campsite adjustment in inventory (-106 sites, + 63 dorm beds)
- One new hotel/motel accommodation provider (+150 rooms)
- One hotel/motel accommodation provider reduced its inventory from 47 rooms to 17, removing a total of 30 rooms from the market.

BLUFF			
2026:	37	17	17
2025:	36	17	17
2023:	35	17	17

- One accommodation provider increased inventory by one room

STEWART ISLAND			
2026:	113	40	24
2025:	118	40	29
2023:	111	40	41

- One accommodation provider ceased operating, resulting in the removal of five rooms.
- One backpacker accommodation provider reduced its camping capacity, with five camp sites taken out of operation.



Murihiku Southland Commercial Accommodation Update 2025-2026

Authors	Bobbi Brown, GM Regional Strategy Janine Daniel, Strategic Projects and Regional Strategy Support Kelly Spittle, Regional Strategy and Projects Advisor Mike Potter, Data Analyst
Date	April 2026

SUMMARY

This report provides key insights from the last 12 months regarding the commercial accommodation sector. These insights are gained from the February 2026 audit of 279 commercial accommodation providers as well as the latest commercial accommodation occupancy figures from the Accommodation Data Programme (ADP).

COMMERICAL ACCOMMODATION AUDIT 2025-2026

Great South followed a similar process as previous audits engaging with 279 commercial accommodation providers throughout the Southland region. All were emailed and asked questions regarding the number and types of rooms they have; if they collaborate with the trade sector and tour operators and if their accommodation has been used as emergency housing. Follow up phone calls and internet research was also conducted to ensure that the data was as accurate as possible.

Relatively small change compared to the previous year:

In the past year, there have been new developments such as the 150 room Distinction Hotel in Invercargill and shifts in service offerings with some properties targeting new types of visitors. The audit also reflects that while a small number of properties have stopped operating permanently, some were temporarily closed when the audit was held due to being redeveloped and will reopen (e.g. Wyndham Camping Ground and Coachman's Inn).







	Number of Properties	Percentage of Regional Stock	Change compared to last year
Invercargill City + Bluff	59	21%	1 new hotel 1 motel closed 1 camping ground closed
Southland District	199	71%	Backpacker - 1 closed and 2 opened Camping grounds - 1 closed and 3 opened 1 farm stay closed 1 lodge/boutique closed 1 motel closed
Gore District	21	8%	1 camping ground closed 1 new backpacker 1 lodge/boutique closed
TOTALS	279	100%	9 closed, 7 new

Southland Regional Development Agency

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Phone +64 3 211 1400 Email info@greatsouth.nz

greatsouth.nz

Summary of Audit Results:

279	Accommodation providers		<p>Decrease of 9 providers in the past year:</p> <ul style="list-style-type: none"> 63 motels & serviced apartments (decrease of 1 in Stewart Island) 27 hotels (increase of 1 new hotel in Invercargill) 47 camping grounds/holiday parks (3 have closed; of which two that closed were in Eastern Southland, and one in Invercargill. 3 DOC camping grounds have been added to the inventory). 22 lodges and boutique accommodation (decrease of two located in Fiordland and Eastern Southland). Other properties to close were two farm stays and a property servicing backpackers.
2,723	Rooms or apartments		<p>Decrease of 36 rooms across the region:</p> <ul style="list-style-type: none"> 1,145 rooms in Fiordland (net increase of 6 rooms) 969 rooms in Invercargill (net increase of 121 rooms) 150 rooms in Gore (net decrease of 15 rooms) NB: reclassification of some 'rooms' to 'dorm beds' at Borland Lodge.
990	Dorm beds		<p>Increase of 367 dorm beds across the region:</p> <ul style="list-style-type: none"> 203 dorm beds in Western Southland (net increase of 135 beds due to Borland Lodge reclassifying 'rooms' to 'dorm beds') 83 dorm beds in the Catlins (net increase of 77 beds) 276 dorm beds in Fiordland (net increase of 74 beds) 122 dorm beds in Invercargill (net increase of 61 beds)
1973	Caravan and/or camping sites		<p>Decrease of 245 camp sites</p> <ul style="list-style-type: none"> 164 sites in Eastern Southland (net decrease of 145 sites predominantly Gore and Wyndham). 156 sites in Invercargill (net decrease of 66 sites in one property.)
95	Working with the tourism trade sector including tour operators and travel agents		<p>Increase of 22 businesses across the region</p> <ul style="list-style-type: none"> 1 each in Bluff, Eastern Southland and Invercargill. 2 each in Central Southland, Northern Southland and Western Southland. 4 each in Stewart Island and the Catlins. 5 in Fiordland.
23	Commercial providers who provide or would provide emergency housing		<p>Increase of 7 providers across the region.</p> <ul style="list-style-type: none"> 6 in Invercargill 1 in Eastern Southland 10 Fiordland 4 in Western Southland 1 in Northern Southland 1 in Catlins

Other key insights include:

1. Closure of camping grounds

Three camping grounds or holiday parks have closed in the past year. These were located in Invercargill, Gore and Wyndham and have resulted in a loss of 205 camping sites. Three new DOC camping grounds have been added to the audit in Fiordland adding 45 sites. It would be interesting to understand whether there is a relationship with freedom camping or growth in the number of (and use of) sites provided by the New Zealand Motor Caravan Association Inc. Note that Wyndham Camping Ground has recently reopened after being closed for redevelopment.

2. Increasing numbers of businesses servicing the tourism travel trade sector

It is pleasing to see that there are 23 new accommodation providers who are working with the tourism travel trade sector. While four of these are in Fiordland, the majority are from across the region which highlights the growth of international visitation beyond Fiordland (and dispersal of visitors to other parts of the region).

3. Emergency housing

Out of the 279 properties, 23 indicated that they would (or do) provide emergency housing. This is an increase of 7 properties since last year. One motel indicated they were registered with Kāinga Ora and Breathing Space and three other properties worked with WINZ, NZ Police and Women's Refuge. One of the accommodation providers in Invercargill had 25 beds reserved for emergency housing but this property is currently being renovated to be put back into sellable inventory. Nine properties in Fiordland indicated they would be interested in providing emergency housing but were currently unable to due to high occupancy for 8 months of the year.

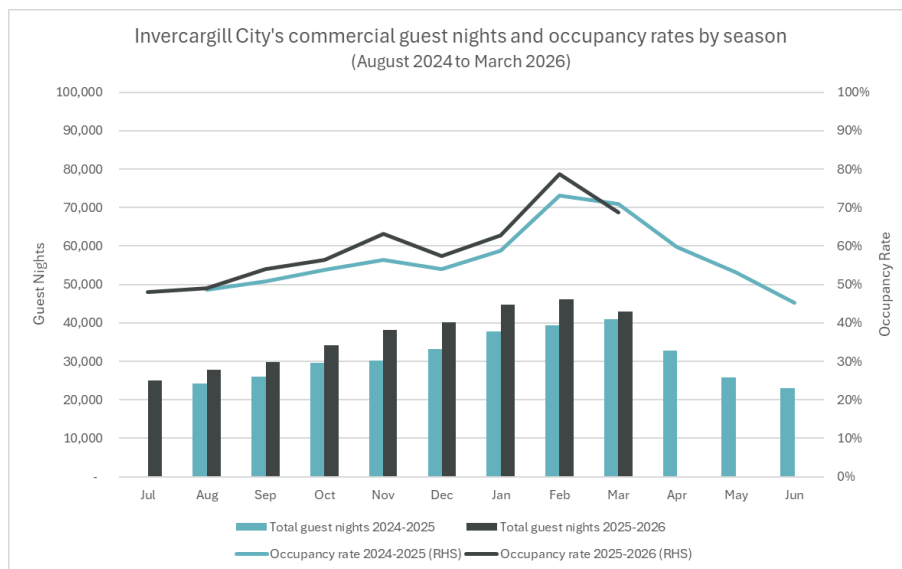
Despite the willingness of accommodation providers to supply emergency housing, the Government has significantly decreased the amount of emergency housing being used, with only 2 emergency houses required in the Otago/Southland region outside of Dunedin City. <https://www.hud.govt.nz/stats-and-insights/the-government-housing-dashboard/key-statistics-by-territorial-authority#tabset>

COMMERCIAL ACCOMMODATION OCCUPANCY (to year end March 2026)

1. Commercial occupancy slightly down, mirroring a weak domestic market nationally.

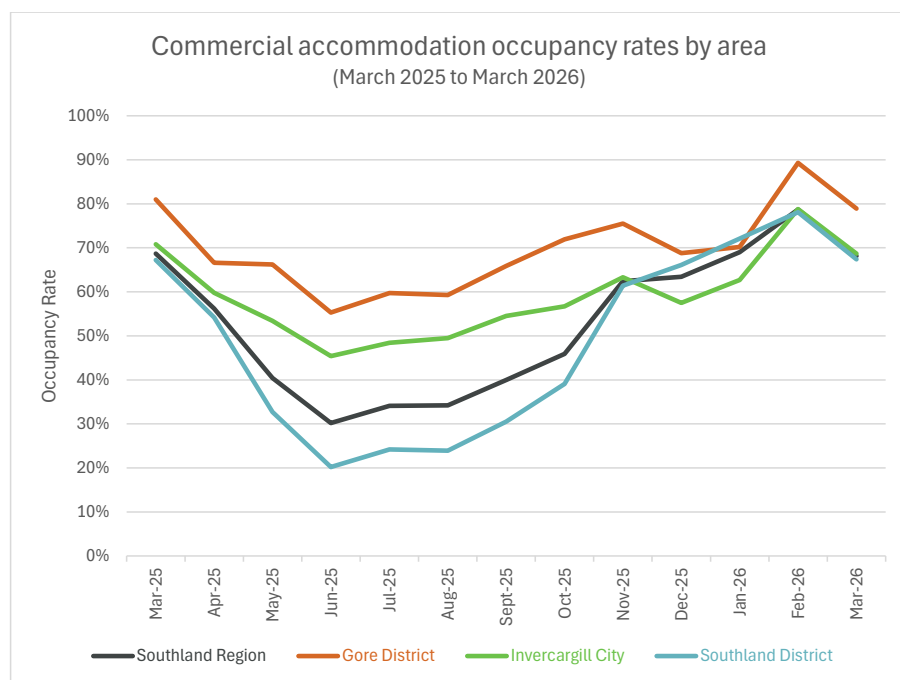
Occupancy rates across the region are slightly down compared to this time last year e.g. SDC (68.1% Mar 2026, 68.7% Mar 2025); GDC (78.9% Mar 2026, 81.0% Mar 2025) and ICC (68.7% Mar 2026, 70.8% Mar 2025). It is important to note the differing numbers of properties and rooms in each area and that this could be related to delivery and timing of events.

Despite the increase in a capacity within Invercargill City due to the new Distinction Hotel (1 August 2025), occupancy rates and guest nights have exceeded the prior year except for March 2026 (occupancy rate was slightly lower). This implies that the new hotel has benefitted the accommodation market (more guest nights) without adversely affecting other accommodation (occupancy rates have improved).



2. Varying occupancy across the region reflecting different types of visitors at different times of the year.

- **Gore District:** Has consistent occupancy across the year and the highest occupancy rates in the region (except for January which is higher in the Southland District). This may be attributed to a suite of events held throughout the year attracting out of town visitors; strong visiting friends and family market and strong business travel reflecting people associated with existing and new industry (e.g. new windfarm developments). Note the small number of rooms and properties available in the Gore District (8% of all Southland stock).
- **Southland District:** Is very seasonal with a significant decrease in occupancy in the winter months and high occupancy in the peak summer months. Fiordland has almost half of all commercial accommodation properties.
- **Invercargill City:** Is becoming less seasonal with increasingly more consistent occupancy across the year like the Gore District. This is primarily driven by domestic tourism, (particularly business travellers) who travel across all times of the year including the winter months but less in December and January. During this summer period, accommodation occupancy is the lowest in the region.
- **Comparison of Council’s guest nights:** It is interesting to note that Southland District’s low in June/July each year has approximately the same number of guest nights (+/- 1,500) as Invercargill City in June/July (approx. 23,000). For all other months, Southland District has more guest nights than Invercargill City. SDC peaks at about 125,000 guest nights in Jan each year, ICC peaks at 46,000 in Feb/Mar, GDC peaks at 5,000 in Feb.



APPENDIX A: Commercial Accommodation Audit Notes and Definitions

Please note:

1. The data reflects room numbers, not capacities. This is because there is too much variance between accommodation providers and their capacity numbers e.g. fold-out beds, and/or single beds which are rarely used so the data can be misleading if this is the capacity of a room.
2. Accommodation with two or more rooms was counted as one unit, as only one group/booking could accommodate the unit.
3. Geographical areas align with the statistical areas as defined by Statistics NZ. This provides geographical consistency to align with other datasets and allow comparisons.
4. The "Accommodation Type" aligns with the Accommodation Data Programme (ADP, mbie.govt.nz). This ensures consistency and simplicity for future comparison of both datasets and did not alter any of the data or the ability to compare to previous audits.
5. In this audit, "Private Accommodation" consists of holidays homes (including some Airbnb), cottages, and bed & breakfasts. It acknowledges that not all of this type of accommodation is treated as commercial and does not cover all private accommodation. Therefore, it provides a snapshot and indication only so the results should be viewed as such. Please see Appendix 1 for further definition and information.

Definitions

- Private Accommodation - Cottages, holiday homes (incl Airbnb), bed and breakfast. Offering up to 4 rooms/units with the average being 1.5 rooms/units. Note this audit does not include all private accommodation offerings e.g. air bnb.
- Hotel - Room offering private bathroom facilities, often offering on-site amenities such as restaurants, bars, etc.
- Motels and serviced apartments - Basic level of accommodation and simple amenities included within unit/room.
- Lodges & boutique accommodation - Remote or rural accommodation offering a more intimate, rustic, and/or luxurious experience and amenities.
- Backpacker/dorm beds - Beds offered in a communal dorm room with shared facilities.
- Holiday parks & camping grounds - Inexpensive accommodation, including as campsites, cabins, caravan, or campervan parking.
- Other Accommodation - School camp / outdoor adventure group accommodation - shared facilities.
- Rooms / Units / Apartments - Count of individual bookable accommodation at commercial properties which provides guests with exclusive use; includes hotels, motels and serviced apartments, cabins, lodges & boutique accommodation.
- Trade Ready - Working directly with Travel agents and Tour operators for bookings.
- Emergency Housing - Temporary accommodation for individuals or families in urgent need of housing, due to threat of homelessness.

Councillor update

Record no: R/26/5/122056
 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 meetings from 1 April 2026 to 13 May 2026.

Staff recommendations

That the Stewart Island/Rakiura Community Board:

- a) notes the information contained in the report.

Context

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

1 April 2026 – Council meeting	
Report	Overview
Forecasted financial position for the year ending 30 June 2026	Council approved the forecasted financial position for the year ending 30 June 2026 which included unbudgeted expenditure requests and the deletion and deferral of a number of projects. Changes identified in this report, that will affect the 2026/2027 financial year, will be incorporated into the final 2026/2027 Annual Plan.
8 April 2026 – Council meeting	
Report	Overview
Submissions hearing for a proposed Licence to Occupy for a commercial floating sauna activity on Lake Henry, Ivon Wilson Park, Te Anau	Council heard from 16 individuals who had requested to speak to their submission on the proposed License to Occupy for a commercial floating sauna activity on Lake Henry. Councillors thanked everyone who attended and spoke at the meeting.
22 April 2026 - Council meeting	

Report	Overview
Great South update to Southland District Council	Great South chief executive Chami Abeysinghe, Bobbi Brown (GM regional strategy), Mark Frood (GM tourism and events) and Steve Canny (GM strategic projects) updated Council on the second quarter of Great South's 2025/2026 business year.
Dog registration fees 2026/2027	<p>Under the Impounding Act, Council agreed to set the dog registration fees and stock control fees (effective 1 July 2026 and inclusive of GST) for the 2026/2027 registration year and Council agreed to publicly notify the fees during the month of June 2026.</p> <p>Council currently has about 10,749 registered dogs within its district. This number has stabilised after reducing steadily over the last three years. The 'one tag for life' system was implemented in the 2024/2025 year and has been working well.</p>
Mayor's report	<p>Council noted the mayor's activities since January 2026 and altered a resolution that Council made on 25 November 2025, 'requesting the chief executive to prepare a service delivery review for the provision of heritage services in Southland and provide report back to the Council before June 2026', by extending the due date to 10 October 2026.</p> <p>Council requested that staff investigate installing a charger unit at the mayors' residence.</p> <p>Cr Duffy provided information on a workshop he attended (on behalf of Mayor Scott) run by the Ministry for Primary Industries about foot and mouth disease and the impacts of an outbreak.</p> <p>Councillor Wilson spoke about the recent Regional Climate Change Working group report that had been considered at a working group meeting in March 2026.</p> <p>Mayor Scott, on behalf of Councillor Greaney, advised that Connected Murihiku had been "wound up".</p> <p>Diane Holmes – chair of the Fiordland Community Board was in attendance to update Council. Mrs Holmes advised that the board had been very busy and involved with a number of activities.</p>
Approval of Private Plan Change 4	The purpose of the report was to present to Council for decision, the recommendation report of the Hearing Panel on Plan Change 4 Noise Standards and Compliance for the Fonterra Edendale Dairy Plant. Council approved Plan Change 4 pursuant to Clause 17 of Schedule 1 to the RMA, with amendments as recommended by the Hearing Panel.
Proposal for Monkey Island shelter refurbishment	<p>Council approved 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.</p> <p>Council delegated authority to the Tuatapere Te Waewae Community Board chair and deputy chair to make any further changes on scope or budget changes associated with the shelter on behalf of the board.</p>

Stewart Island Electricity Supply Authority fuel unbudgeted expenditure	<p>With the recent increase in fuel price, it is expected to put pressure on the ability to continue to purchase fuel within Annual Plan budgets for SIESA.</p> <p>Council approved unbudgeted expenditure of \$250,000 for increased fuel costs during 2025/2026 to be funded from SIESA reserves and Council approved the increase in the price per kWh by an additional 4 cents per unit, from \$0.85 to \$0.89 GST inclusive.</p>
13 May 2026 – Council meeting	
Report	Overview
Updated Murihiku Southland Climate Change Impact Assessment	<p>This report was to update Council on the content and findings of an updated Murihiku Southland Climate Change Impact Assessment prepared by Earth Sciences New Zealand for Environment Southland.</p> <p>Council lay the report on the table as they would like more information on the underlying assumptions the report is based on as well as when the next report will be completed (and if this report will be based on the same assumptions or new assumptions).</p>
Notification of plan changes 2 and 3 becoming operative	On 10 December 2025, Council adopted the recommendations of the independent Hearing Panel on Plan Change 3, to rezone approximately 46 hectares in Woodlands/Morton Mains. There were no appeals received on this plan change and therefore it can be made fully operative.
October 2025 wind event - storm damage update	Council received and noted the costs to Council, at this point in time, of the October 2025 wind event emergency. Total maximum known costs for the event at this time total \$ 976,525 (GST excl).
Winton RSA hall - unbudgeted expenditure and redistribution of Better off Funding	Council endorsed the recommendation of the Ōreti Community Board to approve unbudgeted expenditure of \$51,797 for the Winton RSA Hall budget, increasing the total budget to \$91,797. These funds are a redistribution of Better Off Funding amounts for the Winton Memorial Hall project and Ryal bush Hall project.
Deliberations on submissions on proposed licence to occupy for Floating Sauna Ltd at Lake Henry, Ivon Wilson Park, Te Anau.	<p>Council received 213 written submission and thanked the members of the public who had taken the time to make these submissions. Council considered and deliberated on the matter.</p> <p>Council declined the issuing of a licence to occupy to Floating Sauna Limited for a floating sauna on Lake Henry in Ivon Wilson Park, Te Anau.</p>

Attachments

There are no attachments for this report.

Price increase power usage charges

Record no: R/26/5/121369

Author: Hugo Zaat, Commercial Infrastructure Manager

Approved by: Fran Mikulicic, Group manager infrastructure and capital delivery

Report type: Recommendation

Purpose

- 1 The purpose of this report is for the Stewart Island\ Rakiura Community Board to recommend to Council to approve predefined trigger points to increase the kWh tariff charged by SIESA based on average diesel pricing.

Staff recommendations

That the Stewart Island/Rakiura Community Board:

- a) notes the information contained in the report.
- b) notes that the matter or decision in this report is assessed as being of moderate importance but not significant based on Council's Significance and Engagement Policy with no engagement as the expenditure is needed to maintain the existing generation capacity
- c) determines that it has complied with the decision-making requirements of the Local Government Act 2002 for this decision, and as required under section 79 that, it does not need any more information, option assessments, costs and benefits analysis before making this decision.
- d) Recommends to Council to approve for group manager infrastructure and capital delivery to adjust SIESA tariffs as set out in the table (point 15), subject to the average price of diesel across a preceding six month period, reviewed monthly, until 31 December 2026.

Executive summary

- 2 Stewart Island Electricity Supply Authority (SIESA) provides the generation and distribution of power to the Stewart Island/ Rakiura community. The generation of power is reliant on machinery that uses diesel to operate.
- 3 The fuel budget in the Annual Plan 2025/2026 for fuel is \$893,618 based on an average price of \$1.74 (GST exclusive) and was recovered through a tariff of \$0.85/kWh.
- 4 Since the beginning of March, the price per litre has fluctuated been between \$1.53 and \$3.54 (GST exclusive) with a year to date average of \$1.85/litre.
- 5 The increase in the power usage rate of \$0.04 will on average generate \$5,609 (ex GST) per month additional income to offset the increased cost in diesel, maintaining established levels of service.
- 6 SIESA currently has \$200,000 in reserve funds.

Context

- 7 The geopolitical event in the Middle East has had an adverse impact on supply and demand of fuel across the world, resulting in increased fuel prices.

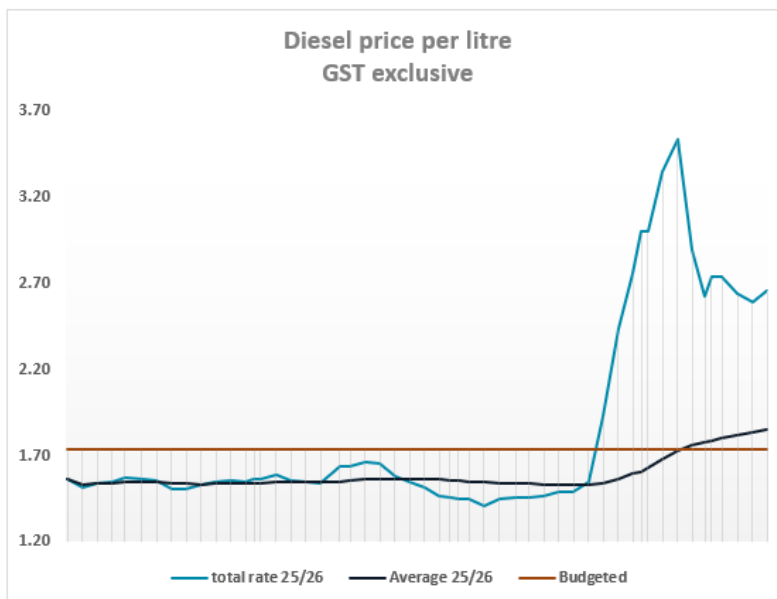
- 8 At a meeting on 9 April 2026 the Stewart Island/ Rakiura Community Board resolved to recommend to Council to approve the unbudgeted expenditure of \$250,000 for increased fuel costs during 2025/2026 to be funded from reserves and to increase the price per kWh by an additional 4 cents per unit to \$0.89/kWh. This was approved by Council on 22 April 2026.

Discussion

- 9 If the price per litre in June averages \$2.65 it is likely that only \$100,000 of the additional fuel budget will be required.
- 10 The geopolitical event in the Middle East has no obvious end date. It is assumed that the increased fuel prices will remain high for some time.
- 11 Increases to power consumption rates require a 30-calendar day notice to consumers, any associated benefits have a minimum of two-month lead time. If the increase exceeds five percent, the increase must be communicated to each individual consumer.
- 12 An average of 1,934,955 kWh has been sold every year over the last three financial years with an average of 161,246 kWh per month.

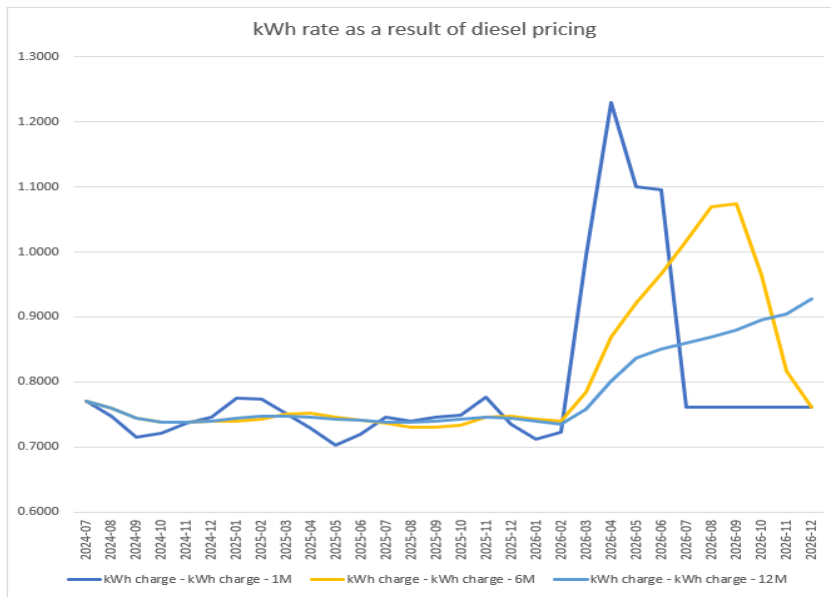
Price increase for the consumer (GST inclusive)	Estimated additional revenue for year (GST exclusive)	Estimated additional revenue for an average month (GST exclusive)
\$0.04	\$67,303	\$5,609
\$0.10	\$168,257	\$14,021
\$0.15	\$252,385	\$21,032

- 13 Analysis of the diesel price per litre has found volatile fluctuations. The assessment demonstrates that the actual cost compared to a 12-month average provides insight on budgetary requirements, but not on consumer tariffs.



- 14 Cost extrapolation analysis was conducted based on five scenarios where the diesel cost price settles at a particular rate, the analysis provides the associated kWh rate for the power

consumption tariff for SIESA to continue to meet costs. The analysis adopted a six month average for the cost of diesel as this ensures the volatility in the cost is smoothed out and customer impacts are moved across time. The graph below visually demonstrates this, resulting in the highest anticipated tariff being 17% less compared to the one month average approach. The 12-month average is deemed too slow in response, recovery rates would exceed the financial year. As a result, if diesel prices returned to the pre-March average today, it would take until December for the tariff rates to average out.



- 15 The below table quantifies the power consumption tariff to offset the additional cost if diesel cost is held stable at five different rates (until December 2026).

AVERAGE COST OF DIESEL	JUN-26	JUL-26	AUG-26	SEPT-26	OCT-26	NOV-26	DEC-26
2.20	0.97	1.03	1.09	1.11	1.04	0.98	0.95
2.40	0.97	1.03	1.10	1.13	1.07	1.03	1.01
2.60	0.97	1.03	1.10	1.14	1.09	1.08	1.08
2.80	0.97	1.04	1.11	1.16	1.12	1.13	1.14
3.00	0.97	1.04	1.12	1.17	1.14	1.19	1.20

Options

- 16 The following reasonably practicable options have been identified and assessed in this report:
- Option 1 – Recommends to Council to approve for group manager infrastructure and capital delivery to adjust SIESA tariffs as set out in the table (point 15), subject to the average price of diesel across a preceding six month period, reviewed monthly, until 31 December 2026.
 - Option 2 – Approves a recommendation to Council for an increase in the price per kWh from \$0.89 to \$0.93 (GST inclusive) only.
 - Option 3 – Does not approve the increase in the price per kWh.

Recommended option:

Option 1 – Recommends to Council to approve for group manager infrastructure and capital delivery to adjust SIESA tariffs as set out in the table (point 15), subject to the average price of diesel across a preceding six month period, reviewed monthly, until 31 December 2026.

Option 1 – Recommends to Council to approve for group manager infrastructure and capital delivery to adjust SIESA tariffs as set out in the table (point 15), subject to the average price of diesel across a preceding six month period, reviewed monthly, until 31 December 2026.

Advantages	Disadvantages
<ul style="list-style-type: none"> increased revenue is available to respond to the rising costs planned evidence based approach future impact quantified enables more timely response to volatile market changes by reducing administrative processes. 	<ul style="list-style-type: none"> impact on affordability of the service for the consumers there is a delay to the timing of any additional income.

Option 2 – Approves a recommendation to Council for an increase in the price per kWh from \$0.89 to \$0.93 (GST inclusive) only.

Advantages	Disadvantages
<ul style="list-style-type: none"> increased revenue is available to respond to the rising costs. 	<ul style="list-style-type: none"> impact on affordability of the service for the consumers there is a delay to the timing of any additional income future impacts not quantified likely recurring reporting and decision making required to meet future requirements.

Option 3 – Does not approve the increase in the price per kWh.

Advantages	Disadvantages
<ul style="list-style-type: none"> no further impact on affordability of the service for the consumers. 	<ul style="list-style-type: none"> less funds available in reserves.

Legal considerations

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

Strategic alignment

Strategic direction

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

Policy and plan consistency

- 19 Current delegations require that increases to the power consumption rate are recommended to Council by the Stewart Island/ Rakiura Community Board.
- 20 Approving unbudgeted expenditure for fuel from reserves or from electricity charges is within the current revenue and financing policy. However, should Council wish to utilise other funding streams in future there may need to be acknowledgement that it is a decision contrary to the revenue and financing policy.

Financial considerations

- 21 SIESA operations are currently funded through a targeted rate on rating units with the SIESA network rating boundary, fees and charges and interest income. While there are a number of different fees and charges available to SIESA, income is mainly received from the month connection and usage charge from meter reading. The current revenue and financing policy does not allow for general rates or loans to fund operational expenditure.
- 22 If the unbudgeted expenditure of \$250,000 approved 22 April 2026 is fully consumed, SIESA is expected to have reserve funds available at 30 June 2026 of approximately \$200,000.

Significance assessment

- 23 The significance has been assessed as moderate importance. This is based on the recommendation being approved and therefore only a 4 cent increase in the price from \$0.89 to \$0.93 per kWh (GST inclusive) occurs in any month with appropriate notification provided so current levels of services can be achieved. This would reduce any negative impact on the community of any significant price increase to the price per kilowatt hour or reduction in service.
- 24 In this particular case, there is not seen to be any additional benefit from engagement directly with the community as the additional budget is required to maintain the service of electricity.

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

Community views

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

Climate change considerations

- 26 As there are no changes to the volume of fuel used, there are no climate change considerations relevant to this matter or decision.

Risk and mitigations

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

Next steps

- 28 A report will be provided to Council on Wednesday, 10 June 2026 seeking approval for the change to fees and charges and then consumers will be notified of the price adjustment.

Attachments

There are no attachments for this report.

Proposed district funded project programmes 2026/2027

Record no: R/26/5/121958
Author: Alex Macleod, Community projects planning manager
Approved by: Sam Marshall, Group manager customer and community wellbeing
Report type: Decision

Purpose

- 1 The purpose of this report is to update the Stewart Island/Rakiura Community Board (the board) on proposed district funded community facilities projects planned for delivery in the 2026/2027 financial year.
- 2 District community facility projects relate to district reserves, community housing, toilets, offices, buildings and cemetery work.
- 3 This report provides district funded community facilities project summaries for the board's knowledge and comment, should it wish to do so.
- 4 The board decided not to proceed with any new 2026/2027 locally funded community facility projects at its 9th December 2025 meeting. Some local community facilities projects from the 2025/26 year are likely to continue into the 2026/27 year.

Staff recommendations

That the Stewart Island/Rakiura Community Board:

- a) notes the information contained in the report.
- b) notes that the matter or decision in this report is assessed as being of some importance but not significant based on Council's Significance and Engagement Policy and therefore is not significant. The assessed level of significance indicates that the community should be kept informed of the decisions made in this report, rather than engaged prior to this decision being made.
- c) determines that it has complied with the decision-making requirements of the Local Government Act 2002 for this decision, and as required under section 79 that, it does not need any more information, option assessments, costs and benefits analysis before making this decision.
- d) notes the district funded community facility project summaries in attachments and provides comments or feedback to Council should it wish to do so.
- e) notes that there are no new locally or district funded community facility projects scheduled for the 2026/2027 financial year.

Executive summary

- 5 As part of the 2024-2034 Long Term Plan, district funded community facilities projects for delivery in the first three years of the plan were identified.
- 6 Procurement is due to commence July to August 2026.

- 7 It should be noted that the terms project scope and project definition are used interchangeably in this report, given the community board delegations refer to the term ‘project definition’ rather than ‘project scope’.

Context

- 8 Community boards are delegated the following powers in relation to project scopes/project definitions:
- 9 Decisions on locally funded services and assets:
- approval of project definitions or business cases for approved capital expenditure up to \$300,000
 - recommend to Council or a relevant committee the approval of project definitions for capital expenditure over \$300,000.
- 10 Boards are also provided as part of the Long Term Plan or Annual Plan process, an ability to outline the relative priorities for the delivery of district services and levels of service within the board area.
- 11 For the full community board delegations please refer to the community board terms of reference as provided at the start of this agenda.
- 12 It should be noted that only 2026/2027 district funded community projects are the subject of this report.
- 13 It should also be noted, that in some cases additional projects may be added to Annual Plans after the Long Term Plan has been developed.

Discussion

14 **District community facilities projects**

- 15 A number of district funded community facilities projects are planned for the 2026/2027 year across the district. These include projects relating to reserves, community housing, toilets, offices, buildings and cemetery work.
- 16 All proposed 2026/2027 district community facilities project summaries are provided and are underpinned with detailed scopes which for brevity, are not included in this report.
- 17 Noting that the governance of these proposed projects primarily sits with Council, however the board may wish to provide comment or make a recommendation on these projects for Council consideration, particularly for those district projects that are within the board area.

Options

- 18 The following reasonably practicable options have been identified and assessed in this report:
- 19 Option 1 – to comment and provide feedback on district funded community facilities projects
- 20 Option 2 – do not comment or provide feedback on district funded community facilities projects

Recommended option:

- 21 Staff recommend Option 1.

Option 1 – To comment and provide feedback on district funded community facilities projects

Advantages	Disadvantages
<ul style="list-style-type: none"> key insights or perspectives may be provided provision of ideas or recommendations for future projects e.g. next Annual Plan or Long Term Plan cycle. 	<ul style="list-style-type: none"> none identified.

Option 2 – Do not comment or provide feedback on district funded community facilities projects

Advantages	Disadvantages
<ul style="list-style-type: none"> none identified. 	<ul style="list-style-type: none"> key insights or perspectives not recorded no ideas recorded or recommendations for future projects e.g. next Annual Plan or Long Term Plan cycle.

Legal considerations

- 22 All proposed projects are located on Council owned land. At a general level the projects were included in the 2024 -2034 Long Term Plan and consulted on as part of that process.
- 23 While not necessarily a legal requirement, it should be noted that some projects will require further consultation or engagement beyond that carried out in a Long Term Plan process. Further there are often changes in community boards after the Long Term Plan process due to elections (as is the case with elections occurring in the 2025 year).
- 24 In some cases, there may be legal considerations associated with specific projects and board members are encouraged to consider the full project scopes in relation to this.

Strategic alignment

Strategic direction

- 25 All local activity project scopes in this report generally align with Southland District Council vision, mission, outcomes and strategic priorities.

Policy and plan consistency

- 26 All projects within this report are included in the approved 2024 - 2034 Long Term Plan and were confirmed in the Annual Plan 2026/2027. They are consistent with the board's outcomes, particularly: a healthy, safe and connected community with access to quality services and facilities; and providing well maintained community halls available for local use.

Financial considerations

- 27 The projects included in this report are included in the Annual Plan 2026/2027 being presented for adoption by Council on 24 June 2026.
- 28 Any loans required to complete work in 2026/2027 will impact on rates in 2027/2028.

Significance assessment

- 29 The decisions in this report are assessed as being of some importance based on Council's Significance and Engagement Policy and are not assessed as significant. The projects were included in the Long Term Plan and consulted on as part of that process. This report is specially focussed on the further project definition/scoping stage associated with these projects. The community is kept informed of these decisions rather than engaged prior to this decision being made.

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 views were canvassed during the 2024 - 2034 Long Term Plan consultation process, during which, these projects were included and publicly consulted on. Please refer to the project scopes for further information relating to community views.

Climate change considerations

- 31 The projects in this report involve maintenance and renewal of existing community assets. No significant climate change implications have been identified.

Risk and mitigations

- 32 Risks and mitigations for district funded community facilities projects have been recorded via their project scopes.

Next steps

- 33 Should the board make any comments on district project summaries, these will be provided to Council 24 June through a report confirming the district funded project scopes.
- 34 All projects work to be delivered within the 2026/2027 financial year. Handover sign off and asset register updates to be completed on project completion.

Attachments

- A District project summary 2026/2027 [↓](#)
- B Project scope district toilet summary 2026/2027 [↓](#)
- C Project scope district wide cemetery beams [↓](#)

District projects — District programme 2026/2027

This section identifies the 12 district funded projects included in the 2026/2027 Annual Plan for parks and reserves, property, offices and buildings, community housing and cemeteries. The total programme budget is \$775,748.

Summary

Project No.	Location	Description	Phase	Budget	Notes
P-11483A	Parks and Reserves	Reserve Management Plans	Ongoing	\$51,537	Ongoing project across all reserves
FPARK033A	Parks and Reserves	Edendale Scenic Reserve - Bridge maintenance	Closing	\$15,637	Project finalising gravel path to install. The walking track is approximately 2 km loop track suited to walkers, runners, school groups and families. Upgrade of the first section of track or short track to be more accessible for all users and top up areas on the long loop where required.
FHOUS003A	Community Housing	Community Housing - Housing units refurbishment	Ongoing	\$105,093	21 Units at Edendale, Nightcaps and Lumsden
FHOUS018A	Community Housing	Community Housing - replace roof	Ongoing	\$31,273	Reroof two units at Riversdale (48A and 48B, York Road)
FHOUS020A	Community Housing	Community Housing - replacement of water bore at Riversdale	Ongoing	\$10,424	Obtain a condition assessment of the existing bore and water quality. If the bore is not fit for purpose replace with a new unit and install UV filters to make sure that the water meets potable water standards

Project No.	Location	Description	Phase	Budget	Notes
P-10989A	Cemeteries	Riverton - land purchase to increase cemetery size	Ongoing	\$205,836	Early investigations continue, ground penetrating radar work being considered with respect to potential purchase of land, prior to any purchasing decisions.
P-10974A	Cemeteries	District Wide - cemetery beams	Ongoing	\$17,000	Annual installation of new cemetery beams at identified cemeteries based on the remaining plot available and influx of new burials from surrounding communities
FBUILD011A	Offices and Buildings	Otautau Office - internal refurbishment	Scoping	\$260,610	Possible roof repairs/ building interior refurbishment
FBUILD010A	Offices and Buildings	Lumsden Office - Exterior repaint	Scheduled	\$26,061	Scheduled for September 2026
P-11191A	Offices and Buildings	Te Anau Library - Entrance flooring and automatic doors	Scoping	\$18,764	Replace the auto door mechanisms and replace the flooring in the entranceway. If budget allows, paint the entrance.
FBUILD028A	Other Property	Waikiwi Yard - Remove hedges and build new fences in conjunction with neighbours	Ongoing	\$23,513	This project is to remove the large hedges on the boundary and construct new security fencing.
FBUILD029A	Other Property	Waikiwi Yard - options analysis for future facility provisions for depot/yard	Ongoing	\$10,000	Located at 30 Hunt Street, being used as a base for the community maintenance team (CMT). It is also used as storage for roading, three waters, and the project delivery team. This project is to develop an options analysis for the future of the yard/depot.

Project No.	Location	Description	Phase	Budget	Notes
				\$775,748	

District Projects — Public toilet programme 2026/2027

This document summarises the 17 public toilet projects included in the 2026/2027 Annual Plan. There is a total budget of \$2,260,000, comprising of \$215,000 in planning and \$2,045,000 in construction and renewal. Draft scoping documents are also available.

There is \$268,000 of Better Off Funding (BOF) available, that is to be allocated to facilities in Tuatapere, Riverton, Wallacetown, Tokonui, and Te Anau. This funding needs to be used by the end of the 2026 calendar year

The programme is based upon the most recent field surveys and represents a financially streamlined, fit for purpose programme.

Summary

Project No.	Location	Description	Phase	Cost estimate	Status	Notes
FTOIL L0010A	Te Anau – Steamers Beach	Feasibility investigation and planning for a new public toilet at Steamers Beach.	Scoping and planning	\$60,000	Pre-scoping	Request initiated by the Fiordland Community Board in response to local demand, particularly during community events. Water supply, site stability, road proximity, and resource consent requirements are all to be assessed. Relieves current reliance on the local yacht club and Department of Conservation visitor centre facilities that are approximately 400m away.
FTOIL L011A	Otautau – Arboretum	Planning for upgrade and refurbishment of the existing arboretum toilet.	Scoping and planning	\$15,000	Pre-scoping	Facility is functional but needs attention. A detailed scope of works is to be determined and will go to market.
FTOIL XXXX	Mandeville – Taylor Park	Investigation into installation of a toilet facility.	Scoping and planning	\$10,000	Pre-scoping	There is no toilet facility here and there is a need due to people using the park and defecating.


Project No.	Location	Description	Phase	Cost estimate	Status	Notes
FTOIL L012A	Riverton – Leader street / Rugby Club	This building has a low seismic assessment score and requires work.	Planning and consultation	\$25,000	Scoping underway	Scoping options under consideration, including structural repairs (wing wall replacement, masonry infill) combined with a general refurbishment or removal. Community board input is sought on implications of closure or demolition. There may be an opportunity to work with the adjacent Rugby club with regards and solution
FTOIL L013A	Curio Bay campground	Planning for possible replacement of the campground toilet, contingent on broader campsite operator arrangements.	Planning and consultation	\$25,000	Pre-scoping	Facility is functional but needs attention. Longer term replacement planning will track campsite operator status.
FTOIL L014A	Garston	Resource consent application for a new septic disposal field and the replacement of existing septic tank.	Planning and resource consenting	\$50,000	Resource consent pending	Resource consent application has been lodged, awaiting the outcome.
FTOIL L015A	Riverton – Princess street / Palmerston street	The Detailed Seismic Investigation (DSI) has provided recommendations to follow up	Planning and consultation	\$30,000	Scoping underway	Seismic strengthening is not required, although it is highly recommended to replace the circular hollow section steel post in the northeastern corner of the building that supports the roof. The section does not provide adequate structural support under a snow loading. A new, larger post should be directly connected to the wall plate and the concrete floor slab. Resource consent may be required.

Project No.	Location	Description	Phase	Cost estimate	Status	Notes
FTOIL L016A	Garston – refurbishment and disposal field	High use site that requires upgrade work (pending resource consent outcome)	Pre-construction	\$400,000	Resource consent pending	Construction of a new septic disposal field (approximately 200m from the toilet building) and replacement of the septic tank. Additional budget will be required if further refurbishment or full replacement is needed.
FTOIL XXXX	Nightcaps – McGregor Park	New toilet facility at McGregor Park. Resource consent is likely to be required.	Scoping, planning and construction	\$200,000	Scoping underway	Need for a facility at this location was confirmed at a 2025 community board meeting. Demand has grown following installation of a pump track. Water access and river proximity are to be assessed during scoping.
FTOIL L017A	Tuatapere – Main street	Refurbishment required	Scoping, planning and construction	\$300,000	Scoping underway	This work is BOF funding eligible and will be a full refurbishment of the exterior and interior. Noting the Detailed Seismic Assessment (DSA) indicate that strengthening work is not required.
FTOIL L018A	Tokonui – rebuild and dump station	Replacement of tired toilet facility and relocation of the dump station, including improved vehicle access.	Scoping, planning and construction	\$400,000	Scoping underway	Existing facility is aged and does not meet local needs and presents an opportunity to improve. Resource consent advice will be sought, regarding the relocated dump station that has vehicle access issues. Adjacent tree removal proposed. BOF funding eligible.
FTOIL L019A	Te Anau – Ivon Wilson Park	Refurbishment and septic tank upgrade to extend the operational life of this facility.	Scoping, planning and construction	\$150,000	Scoping underway	Scoping a refurbishment while longer term investment is directed toward the Steamers Beach new build. Tree root ingress and septic tank condition are the primary issues. BOF funding eligible.

Project No.	Location	Description	Phase	Cost estimate	Status	Notes
FTOIL L020A	Riverton – Princess street / Palmerston street	Full refurbishment and possible strengthening	Scoping, planning and construction	\$200,000	Scoping underway	Scoping a refurbishment and following up recommendations from Detailed Seismic Assessment.
FTOIL L021A	Wallacetown – new toilet	Construction of a new public toilet facility at an agreed location.	Finalisation and construction	\$350,000	Resource consent pending	Project is well advanced. Consultation regarding door direction and door screening measures are being finalised to address resident concerns. Resource consent required. BOF funding eligible.
FTOIL L022A	Riverton – Howells Point	Refurbishment and repairs	Construction	\$20,000	Scoping underway	Scoping light refurbishment, addressing roof holes and guttering defects.
FTOIL L023A	Thornbury – minor works	Refurbishment and repairs	Construction	\$20,000	Pre-scoping	Re-levelling of footings and minor structural stabilisation to retain the asset.
FTOIL L024A	Fortrose – light refurbishment	Minor refurbishment works on an as required basis.	Construction	\$5,000	Monitor	Replace and upgrade fixtures and fittings. Flooding risk from proximity to the estuary noted.
TOTAL				\$2,260,000		

Combined project scope, G1.0 and G2.0

P-10974A — District wide cemetery beams

PHOTOS	FINANCIAL YEAR	2026/2027
	PROJECT NUMBER	P-10974A
	ACTIVITY	Community Services
	COMMUNITY BOARD	As Required
	CHAIRPERSON	As Required
	COUNCILLOR	As Required
	CPL	As Required

DESCRIPTION

Location: district wide

This is based upon demand/ priorities required.

SCOPE

Install new beam. An allocation of funding has been set aside to install one beam each year. The location and size will be determined each year depending on demand.

Concrete beams will be formed as per the headstones and cemetery monuments, NZS 4242:2018.

COMMUNICATION

The community will need to be informed that this work will be undertaken.

CONSENT

Building	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Archaeology/Heritage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Resource	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

RISKS

<ul style="list-style-type: none"> What are the risks that have been identified to date What mitigation is in place What is the status (high / medium / low) 	<p>The area will be set up as a work site with the correct health and safety plans, signage and equipment in place.</p> <p>This is a low risk activity.</p>
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COMMUNITY/STAKEHOLDER IMPACT (ANTICIPATED)?

There may be a period when the area will need to be cordoned off to allow work to be undertaken. The area will not be available to the public while the work is being undertaken.

Stakeholders include: The community and iwi.

OVERVIEW	
• What is this project (ie, capital, consent, operating or procurement)?	Capital
• Is this a one-off project or works programme?	One Off
• Have all the project numbers been set up?	<input checked="" type="checkbox"/> CAMMS <input checked="" type="checkbox"/> W17745
• What are the strategic and activity links?	1.1.4 Undefined Strategy – People have everything they need to live, work, play and visit
• Are there any links to the Corporate Performance Framework?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Refer to the Community Facilities Team Business Plan 2024 – 2025 and the Corporate Performance Framework
• Is the project on Council owned land?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Do we have approvals for land use?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Are consents and permits required?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Is a procurement plan required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Is a procurement process required for the design phase?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Will this project be a public tender or approved supplier agreement?	Public Tender
• Is a communication plan required?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
• Have all shareholders been identified and a management plan in place?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Has a draft risk register been prepared?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
• Where is the location of the project?	To be determined

Budgets			
• What is the initial cost made up of:	Design	\$00.00	(typically 10% of project)
	Consents	\$00.00	(typically 2% of project)
	Consultation	\$00.00	
	Project contingency	\$1,700.00	(typically 10% of project)
	Total Budget	\$17,000.00	
• How is the project being funded (ie, LTP, locally funded, other?)	District Reserves		

Approvals				
COMMUNICATIONS	SIGNED		Date	
IWI	SIGNED		Date	
BUILDING	SIGNED		Date	
PROPERTY	SIGNED		Date	
RESOURCE MANAGEMENT	SIGNED		Date	
THREE WATERS	SIGNED		Date	
COMMUNITY BOARD	SIGNED		Date	

APPENDICES				

Chairperson's Report

Record no: R/26/5/119879
Author: Kirsten Hicks, Committee advisor
Approved by: Rachael Poole, Committee advisor
Report type: Information

Purpose

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

Staff recommendations

That the Stewart Island/Rakiura Community Board:

- a) notes the information contained in the report.

Staff recommendations

That the Stewart Island/Rakiura Community Board:

- a) notes the information contained in the report.

Chairperson update

Discussion on progress on the following matters:

- boat park
- energy/electricity
- Butterfield Beach
- speed bump
- Predator Free Rakiura update
- Traill Park helipad
- car park bylaw update
- Golden Bay walking track
- Stewart Island News article
- parking enforcement

-
- contracts update
 - Ulva Island
 - next meeting – Thursday 13 August 2026, 9.45am at the Stewart Island Pavilion, Ayr Street, Oban.

Attachments

There are no attachments for this report.