

BLUFF BOARD NEWS

Chairman's Report for December 2017

Looking back over the past year we can reflect on the positives we as a community have achieved. Not only by the Community Board but all community groups who have taken great pride in showcasing Bluff and Omaui.

The Board over the past year has been making progress in the development of the Boat Ramp next to the museum and the need for a safe foot path for pedestrians at Stirling Point, albeit slowly.

The growth of tourism in Bluff and the value visitors bring to the town as they enter and leave is currently not being realised.

We are very lucky in that Bluff will always attract visitors because of its positioning at the end of the State Highway. We need to grow on some of these opportunities:

- Oyster World has been mentioned and what a game changer that could be.
- Cruise ship opportunities – this is a growing business. The cruise ship industry is attracted to Bluff because it is a launching pad to Invercargill and Southland. How do we handle it from an infrastructure/ wharf perspective? There are challenges and it is important to understand how South Port views the issue.

- More thought on whether Bluff becomes a campervan friendly town. The opportunity for them to stop, stay and spend more.
- We need to address the pressure on our infrastructure with the forecast increase in visitor numbers.
- The Bluff Town Hall and the challenges to keep it maintained versus the amount of use it gets.

These issues need to be incorporated in a strategic plan for the community. The plan would ensure a public consultation process. This would give the Board the confidence that what we are doing is supported by the community. A strategic plan would also emphasise to Council what our community wants and where they can fit in to help. It would prioritise projects and show our pathway forward.

The Board was represented at the Bluff ANZAC Day Parade. The Board also took part in the commemoration of the sinking of H.M.S Neptune, laying a wreath in memory of those lost at sea.

The Board carried out its annual tour of inspection where we are able to identify areas of concern to Council staff in attendance for remedial action. An action plan is then drawn up, the work in progress monitored at our Board meetings.

The town was close to a possible economic disaster when a new strain of the deadly Bonamia disease was found on the oyster farms on Stewart Island. If the disease had got into the wild oyster population in Foveaux Strait it would probably have been the end of them.

[Continued on page 2](#)





Who's on the...

BLUFF COMMUNITY BOARD



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COUNCIL APPOINTEE
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Through strong public concern the oyster farms pulled out all oysters. To date the disease looks to have been contained, but continual monitoring will take place as the social and economic benefits of Bluff oysters can't be measured.

The Board congratulates Wyma Glassey being admitted as a member of the Order of St John. This honour is given to people who have acted conspicuously in carrying out the St John mission to prevent and relieve sickness and injury.

The Board wish the Te Ara O Kiwa Seascouts all the best for participating in the National Regatta to be held in Wellington.

Christmas in the Bluff has been a great success. It is now well established with young and old participating in a family orientated event that brings out the best in community spirit.

We have boundless opportunities to promote and grow our town. We have the right people and the right community to make this happen. If we focus on working together we can make change.

I would take this opportunity on behalf of the Bluff Community Board to wish all a very merry Christmas and Happy New Year. Be safe.



Raymond Fife

Raymond Fife

Chairperson,
Bluff Community Board



Bluff Hill/Motupohe Environment Trust

The Trust is now into its 9th year of operation and has been successful in providing a safe environment around Bluff Hill for the survival and increase of native species through sustained control of introduced pest animals. The success has led to 43 robins being released on the hill in March. This is the first time in 100 years that robins have been breeding on Bluff Hill and the project has been successful with robin chicks being sighted.

Congratulations to the Trust for winning the Southland Community Environment Award for environmental action in the community.



This photo by Ann Cain features in the 2018 ICC Calendar.



Oyster World Feasibility Study

As part of the SoRDS (Southland Regional Development Strategy) Tourism work programme, MBIE has granted funding toward a feasibility study for an 'Oyster World' concept as a world renowned tourist attraction. The aim is to encourage more tourists to the Southland region and for tourists to stay longer in Bluff and in the region - which will boost the local economy by potentially millions.

Mission: To be the main attraction for the township, encouraging and welcoming visitors to stop and engage with an authentic Bluff experience, creating a highly valued communal place for the local community.

To provide an all-weather, year round visitor attraction with interpretive experiences based on the Oyster, with fresh seafood and local produce offerings, modern hospitality and function facilities that provide a hub for other independent tourism activities.



The outcome will be a thriving tourism hub that connects visitors to the community and activities for Bluff, and encourages economic diversification and growth of employment and business for the Bluff Community.

In May, in conjunction with the Bluff Oyster Festival, Awarua Development Ltd hosted 120 people including representatives from SoRDS, potential investors, Ngai Tahu Seafood, tourism and Council reps. Attendees were given the opportunity to get a brief glimpse of the proposed plans for Oyster World.

With *Phase 1: Discovery Stage* and *Stage 2: Preliminary Concept Design* completed the team is now working on a business case. We intend to make a formal announcement on progressions before Christmas.

Bluff Maritime Museum



The museum has reported visitor numbers have increased during the past year which is extremely pleasing and is a sign that more visitors are arriving in Bluff.

There were a number of major jobs undertaken over the past year which included painting of the exterior of the building and replacement of the roof along with refurbishment of the office area.

As the museum now has the Stirling Point signal station in trust, work was carried out to beautify the area. The boardwalk was repainted and wire mesh replaced, a picnic table has been installed and a track cleared with a new pathway around the north side of the station leading to a seat that overlooks Bluff Harbour.

Feedback from visitors is very positive.

We are hopeful that the gun donated by the Navy will be painted by the end of the year.

New artefacts have been added to the collection.

Without the ongoing support and donations given by the Invercargill City Council, Environment Southland, Bluff Community and Waddell Trust this would not be possible.

Comment from visitors is that the museum is of a high standard and would equal larger museums around the country.

Thanks to museum staff for the work carried out during the past year.

Bluff 2024

2017 has seen Bluff 2024 continue to focus on the “adopt a highway” entrance to Bluff with the team now underway with planting of stage 4 of 6. A lot of ongoing maintenance work on stages 1-3 has kept us busy as well with spraying and removing weeds and rubbish.

With the help of some local Bluff children and keen adult volunteers we were able to complete the painting on the Blackwater Street bus shelter with the winning child's design now brightly covering this area.

We've also put a lot of work into reviving Morrison's Beach lay-by area with help from the Corrections Team. A large amount of rubbish and greenwaste has been removed from the gardens and additional plants put in, loads of dunite spread to fill in the potholes, the fuel tank perimeter wall has been painted, and all of the rotten sleepers have been replaced around the garden edges. This area is looking great! We still plan to do a bit more here which includes artwork being added to the freshly painted brick wall... watch this space.

Some of the projects we are continuing with include



Ocean Beach Lookout: ongoing planting and maintenance. The visitor numbers out here continue to grow rapidly!
The Foreshore Rd tidy up: All lupins and gorse have been removed from the seaside walkway and weeds sprayed in preparation for some decorative planting to be added. (The team from Mobil has been very supportive of this project).

The Bluff Community Board and Gloria Henderson in particular has helped us achieve a great deal towards our community rejuvenation goals. We always welcome new members or even part-time helpers, there's something for everyone.

Happy Summer Season

Tammi Topi

Chair - Bluff 2024 Urban Rejuvenation Group



One of two photos taken by Yvonne Pickford which feature in the 2018 ICC Calendar.

Bluff Promotions



As 2017 comes to an end the latest picnic table commissioned by Bluff Promotions has appeared on the reserve next to the Lighthouse Gallery. This is the latest addition to numerous tables around Bluff that our organisation has provided. The Land's End Garden Club has also placed one at the Pilot Station in recent times.

We are also working on a reprint of the Bluff: *Where The Journey Begins* brochure. We still have a good number in stock but need to be ready for a reprint when the time comes. Another project is a reprint of our street map and we are currently looking at design concepts for this.

The beginning of 2018 will be a busy time with a Summer Sounds concert scheduled for Bluff on Sunday 28 January. Details are still being finalised but thanks to Creative Communities and Bluff Engineering & Welding things are coming together well. Keep an eye out for final details very soon.

The other big one for our group is the Classic Motorcycle Mecca Bluff Hillclimb on Thursday 8 February next year. The opening event of the Burt Munro Challenge, it brings a huge number of visitors to Bluff each year and with the change to a new date hopefully the weather will be kind this year. The event is a huge logistical exercise and if anyone would like to register interest to volunteer on the day it would be very much appreciated. Roles

available range from monitoring gate entry to assisting flag marshalls, which puts you very close to the action on the course. Register your interest with Lindsay Beer – 021 351 499 or lindsay.beer@xtra.co.nz. Sponsors of the event include Classic Motorcycle Mecca, Golden Age Tavern / Anchorage Café, Foveaux Dairy, Bluff Four Square Supermarket, Gasoline Alley Services, Nev's Glass, Challenge Bluff, South Port NZ Ltd, Oyster Cove Restaurant & Bar and Southern Suzuki. Other assistance is provided by Bluff Engineering & Welding, Bluff Sand Supply, Osborn Engineering, Port Maintenance, Kayes Bakery and Stella's in Bluff Café & Bakery. Of course there are many other great activities early in the New Year with several other groups running great events including the Try Whanau Triathlon on Sunday 4 February and the Land's End Garden Club Show and the St Johns Book Sale over the weekend of 10-11 February.

Bluff Promotions also runs a monthly events calendar so if you are running an event let us know. The calendar is sent to media organisations and other outlets each month.

Finally our Publicity/Promotions Officer also works alongside other groups when requested so if you would like any help or advice please do make contact with Lindsay Beer at lindsay.beer@xtra.co.nz 03 217 4288 or 021 351 499.

Roading Update

Council continues to work closely with the Community Board on a number of projects. Investigation work is continuing on the Bluff Boat Ramp with a Concept and Feasibility Plan with costings expected to be available by March. The concepts are looking at what is currently needed and also trying to plan for the future with ideas about carparks and possibly toilets.

Further works to reduce risks due to much bitumen on the surface have been undertaken on Flagstaff Road which will be of assistance to all drivers and also for riders in the Burt Munro Challenge. This work has followed extensive repairs undertaken last year.

Designs are being worked through for a footpath at Stirling Point which will make the area safer and reduce the need for people to have to walk behind cars or campervans where visibility is often very poor. This work would ideally be undertaken after the busy summer period where parking is in high demand at the Point.



The Stirling Point sign has been subject of hot debate and some realignment of a couple of the sign's blades is needed after it has been found that they are not pointing in quite the right direction. This has been an interesting debate and lots of interest and free publicity has been gained.

Our Roading team continues to encourage residents to call Council if they see areas where some maintenance is required so we can get our team to check and arrange with our Contractor.

Community Boards conference

Bluff Community Board members Gloria Henderson, Graham Laidlaw and Ray Fife attended the biennial conference held in Methven early in the year.

These conferences are going from strength to strength with a record number of delegates attending.

The theme of the conference was how community boards can provide extra value to both communities and parent councils in the work that we do.

Key speakers and workshops covered:

- How we can attract more, younger members
- Tackling poverty and housing affordability
- Representation Review process for community boards
- How community boards and councils should be equal partners in the governance of their communities
- Building greater community engagement



Kate Pita's photo of Onevai and Heilala Pita with Zionpage Bishop features in the 2018 ICC Calendar.

- Connecting with communities in the 21st century
- Responding to community feedback

Overall a very good conference that delivered subjects that help us as a Community Board to better understand our role and offered a chance to get ideas through networking on how other community boards function so they can effectively represent and promote their communities.



Animal Services Update



Animal Control Officer Peter Jones visits Bluff Hill with his furry friends.

Many people in Bluff may be unaware that Council Dog Control bylaws and policies require dogs to be on-lead in most areas in Invercargill and Bluff.

The Animal Services team has received feedback from the community that dogs being walked off-lead is an increasingly frequent occurrence.

While we have a lower rate of complaints from the Bluff area, our team is increasing its presence in Bluff.

Where a dog is in a public area, it must be on a lead and under control at all times.

This is to protect public safety and also help to ensure the safety of dogs and other animals.

A public area includes:

- All streets and roads.
- Footpaths and walkways.
- Parks and reserves. (excluding the Elles Road Dog Park)
- Cemeteries and crematorium.
- Formed walking tracks on reserves.

There are no areas in Bluff where people are allowed to walk their dogs off-lead at present, however this is something Council will consider in the Dog Control Bylaw and Policy reviews coming in the New Year.

Council will also consider reducing registration fees for dogs classified as menacing by breed only, and not by their behaviour, as part of the reviews.

We are pleased to have noticed a decrease in the number of complaints about dogs in the Bluff area compared to previous years.

Meanwhile, a Community Advisory Panel to discuss Council's euthanasia and rehoming policies for dogs has been established.

The Panel will be gathering information and learning about rehoming and euthanasia until Christmas, and after Christmas will be looking to the community to gather feedback from them before making a recommendation to Council.

Invercargill to Bluff Cycle/Walkway

Environment Southland addressed the Board's November meeting to give an update on the establishment of more track.

It reported that progress has been slow due to getting resource consent from various parties but are now at a stage where it can hopefully start laying more track after the New Year.

The plan is to complete the track from Bluff to Greenhills with the funding it has in hand. Once more funding becomes available the track already completed from Invercargill to Awarua will be continued to meet the track at Greenhills.



Bill Gold and Raymond Fife hold the gift from the Bluff Community Board thanking Bill for his 42 years of service, 12 of those as the Bluff Fire Brigade Chief.

Parks Update



Bluff was a riot of colour this year with yellow tulips leading into town. With good weather and no wind the display was very good.

Maintenance work is continuing on the Bluff Hill walking tracks with gravel being added to some areas.

The gorse and broom control spraying has commenced on the boundaries and edges of tracks and this will continue as conditions permit.

Wilding pine tree removal from Bluff Hill will also continue.

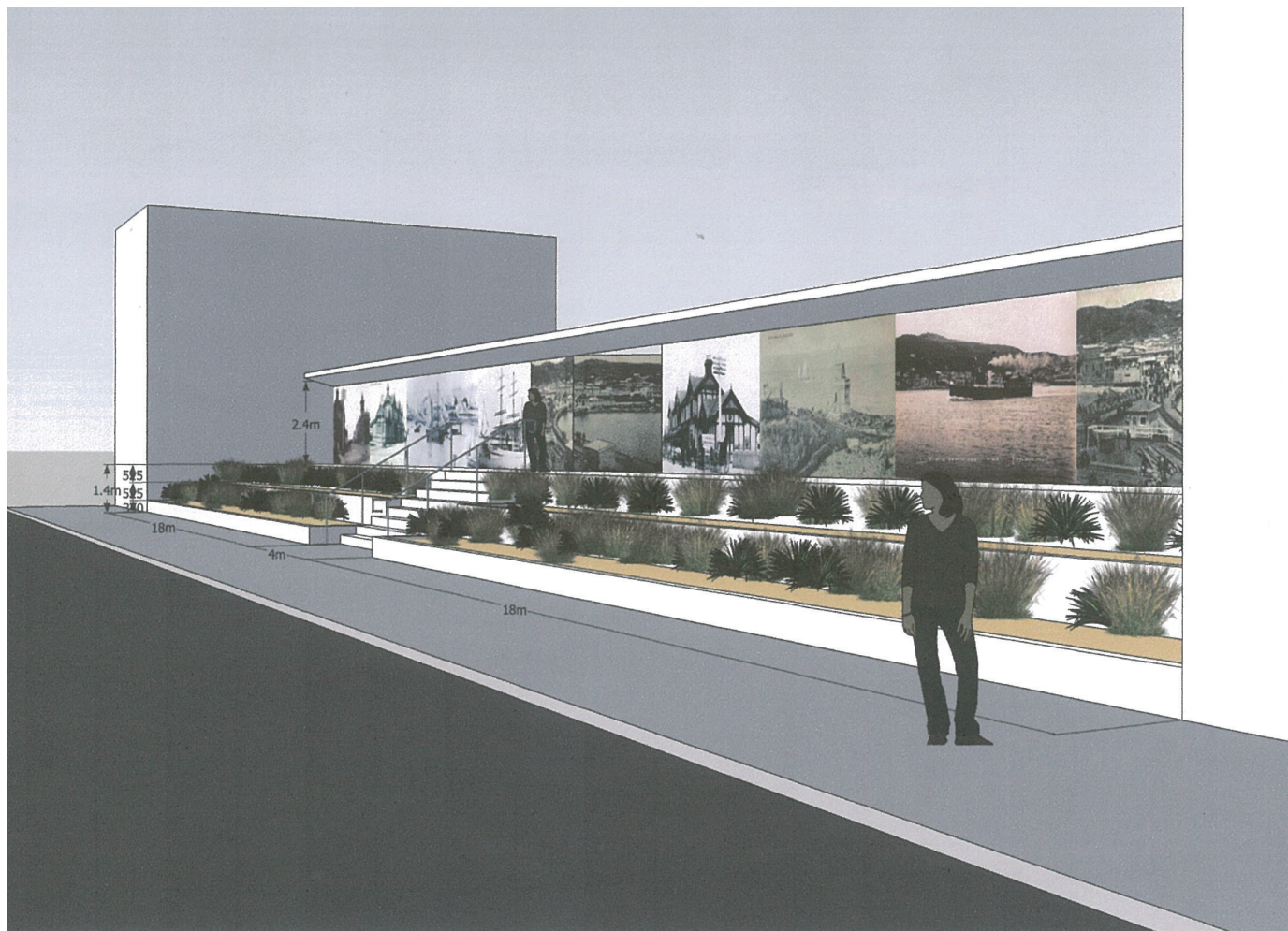
Footpaths have been repaired at the Old Cemetery along with more native plantings.

Native plantings have been undertaken on Flagstaff Road to improve the outlook.

The walking track from Ocean Beach to the back of Bluff Hill has been closed due to safety reasons. Council is investigating if it may be possible to move the track on to Council land as opposed to farm land. More details will be brought back to the Bluff Community Board when available as this issue needs to be treated with urgency with an increase of people who walk the length of New Zealand and finish their journey in Bluff.



Bluff Oyster & Food Festival



A concept design shows tiered gardens which would feature on land made available if the Club Hotel is able to be demolished.

The Festival is now an event that avid oyster fans look forward to every year. To date half the ticket sales for 2018 have been sold and organisers are urging those who want to attend to get their tickets now.

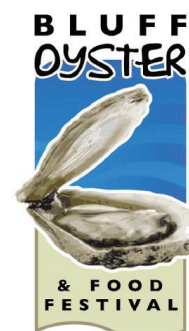
The Oyster Festival Trust is planning to apply to the Invercargill City Council for resource consent to demolish the Club Hotel. It is also working closely with Heritage New Zealand on the process going forward.

The Club Hotel has been on the market for a number of years with little interest shown to buy. In the meantime the building is slowly but surely deteriorating and the cost to bring the building up to current building standards would be in excess of \$1 million.

The proposed design would see a layered garden with digital boarding put up. The land gained would have the potential for 1500 to 2000 more ticket sales.

The plan has been presented to the Bluff Community Board with the Board supporting the proposed concept.

The Oyster Festival not only has huge benefits to the community but also to Invercargill and the whole of Southland.



Insanitary, dangerous and earthquake prone buildings



The Building Act 2004 lists three types of harmful buildings – dangerous, insanitary and earthquake prone.

Differences between dangerous and Insanitary buildings

A building is considered dangerous under the Building Act when it has a high fire risk, or is in a condition where it is likely to kill or injure people on the property itself or on other properties. An example of a dangerous building would be if, following a fire, the roof iron is loose and in danger of being blown off.

A building is considered insanitary if it is in a very poor state of repair. Examples include dwellings which have a problem with damp because they are not weather proof, or if they don't have a potable water supply, or lack sanitary facilities.

Council will always try to contact owners of dangerous and insanitary buildings to see if a solution can be found, but if that is not possible, we do have powers under the Building Act to make sure that people are not put at risk.

Earthquake Prone buildings

The 2011 Christchurch earthquake has made us rethink the safety of New Zealand's buildings and their ability to withstand major shakes. Central Government, through the Earthquake Prone Buildings Amendment Act 2016, has given Council the responsibility of assessing buildings to see if they need to be categorised as earthquake prone. There will be a requirement to strengthen these buildings to bring them up to the minimum level required by law. Dwellings, farm buildings, retaining walls (providing they are not integral to the building), fences and storage tanks are all exempt from the Act. However, the commercial and industrial

buildings in Bluff will be part of the huge task of examining every building in the Invercargill City District. And it is likely that some of Bluff's buildings will be assessed to be earthquake prone because of their age and design.

When you want to demolish your dwelling or other building

You probably won't need a building consent to demolish your building, but you do need a resource consent for demolition if the building is more than 80m² in the residential zone of Bluff, and 120m² in other zones. This is because Council needs to make sure the site is left clear and tidy, and that the material left after demolition is recycled and/or taken to the right landfill site. We usually ask for a bond to make sure the demolition is carried out properly, and return the bond to you as soon as we have carried out a satisfactory inspection of the site. You will be asked to show us evidence that you have capped off the services to the site. Demolition resource consents can take up to 20 working days, but we can usually process them well within that time. Council currently charges \$315 for processing a demolition resource consent.

It is a good idea to have an assessment done before you demolish an older building to see if it contains asbestos – many pre-1980 buildings do. There are special requirements for disposing of asbestos in a building.

Googling "Building Act 2004" will help you to find more detailed information, or phone the Building Section of Council on (03) 211 1777.



Merry Christmas!

MAY THE PEACE AND BLESSINGS
OF CHRISTMAS BE YOURS;
AND MAY THE COMING YEAR
BE FILLED WITH HAPPINESS.

BLUFF COMMUNITY BOARD MEETING DATES FOR 2017

- XX February - 0.00pm
- XX March - 0.00pm
- XX May - 0.00pm
- XX June - 0.00pm
- XX July - 0.00pm
- XX September - 0.00pm
- XX October - 0.00pm
- XX November - 0.00pm



Bluff Community Board Bursary

Applications are now invited from residents of the Bluff Ward for the Bluff Community Board Bursary.

The bursary is \$2,000 per annum for three years for:

- Candidates enrolled for a full-time course of study at University or other agreed establishment within New Zealand.
- Candidates who are making applications for admission

to a University or other agreed establishment within New Zealand to a full-time course of study in the coming year.

Further information and application forms can be obtained from the Service Centre Manager with whom applications close on Monday 15 January 2018.

Last year's recipients were Serena Russell and Tremaine Mako.

BLUFF BOARD NEWS

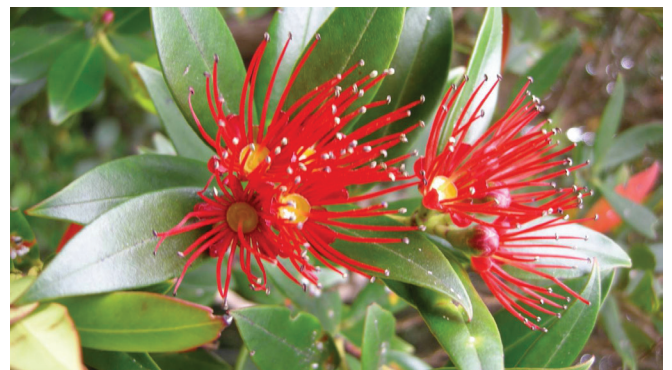
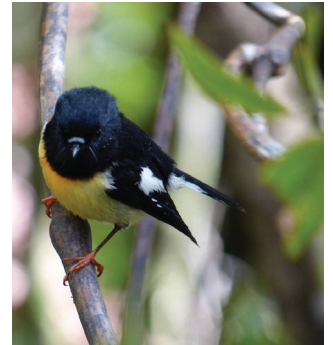
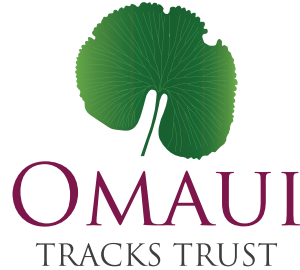
Omaui Hill Track

The Omaui Hill Track was officially opened by Bluff Community Board Chairman Ray Fife on 12 November.

The project took six years to complete and was no small task with Omaui Tracks Trust Chairman Lloyd Esler at the centre of the work with a determined team of volunteers in support.

The track is 1.5 kilometres long taking on average a 90 minute round trip which will enhance Omaui as a place to visit and will complement the great walking tracks in and around Bluff.

Mention must be made of the strong community commitment to seeing this through and the great work done by the Omaui Landcare Charitable Trust in containing and maintaining a valuable area of land.



BLUFF SERVICE CENTRE



Monday, Tuesday, Thursday, Friday
8.30am - 5.00pm

Wednesday
9.00am - 6.30pm
(With Lotto only 5.00pm - 6.30pm)

Saturday
10.00am - 1.30pm for New Zealand Post and 10.00am - 7.00pm for Lotto.

*Council Services
Postal Services
Kiwibank
Lotto
Bill Payment
Library*

98 Gore Street, Bluff PHONE (03) 212 8704 FAX (03) 212 8711

BLUFF TOWN HALL

Are you organising a:

- + Wedding
- + Birthday
- + Social function
- + Funeral

Contact the Bluff Community Charitable Trust to arrange booking the Town Hall for your venue.

Why travel to Invercargill?
PHONE 212 7003

